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COUNTY OF RIVERSIDE
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GROWTH MANAGEMENT ELEMENT

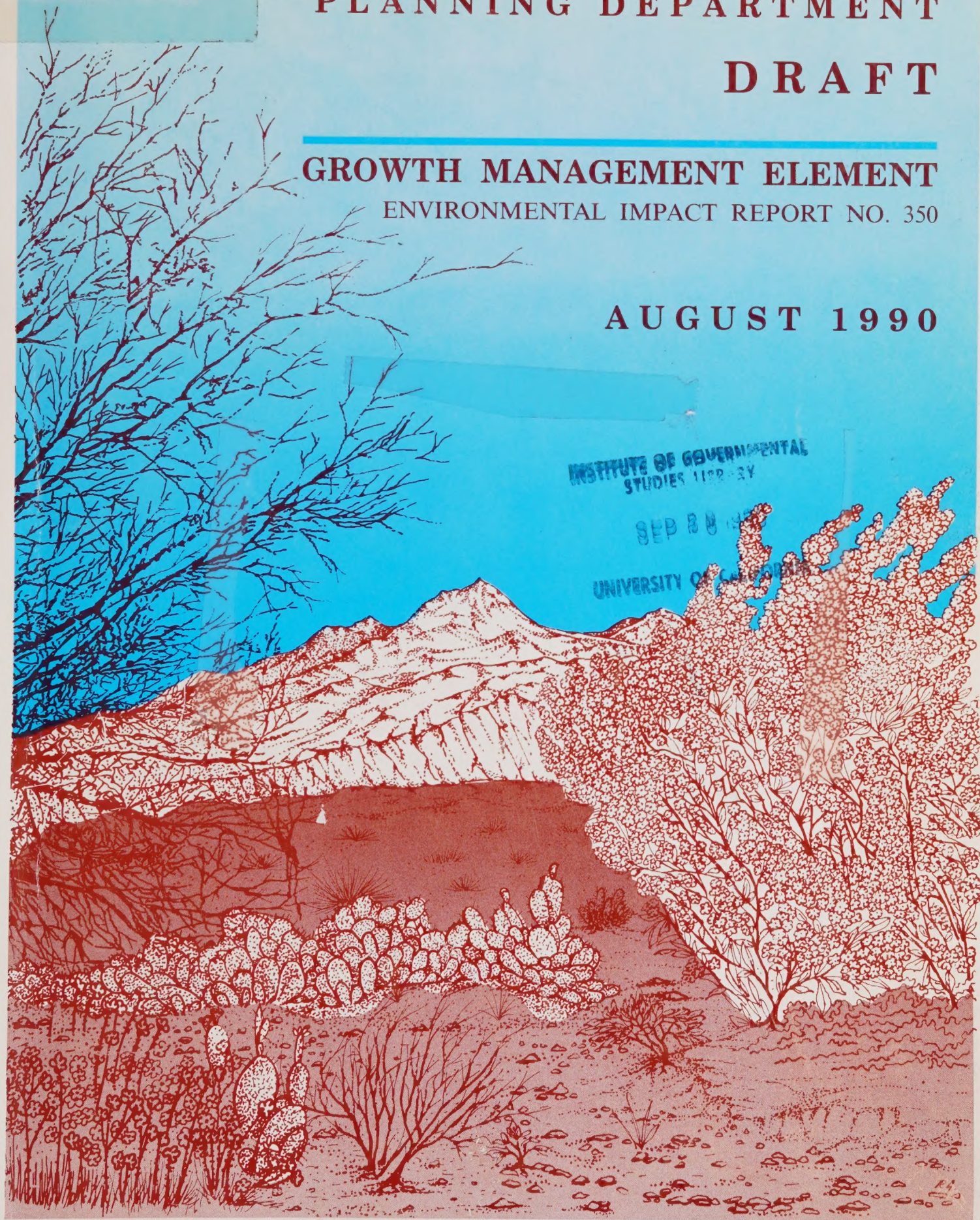
ENVIRONMENTAL IMPACT REPORT NO. 350


AUGUST 1990

INSTITUTE OF GOVERNMENTAL
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NO. 350

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RIVERSIDE COUNTY PLANNING DEPARTMENT

August 29, 1990

TO: All Interested Parties

FROM: Riverside County Planning Department

RE: Growth Management Element Draft EIR (No. 350) for Comprehensive General Plan Amendment No. 259 (SCH No. 90020262)

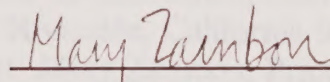
In November of 1988, the Riverside County Board of Supervisors directed the Planning Department to prepare a Growth Management Element for the Comprehensive General Plan of Riverside County. Environmental Assessment No. 34855 determined that a number of impacts could occur to the environment as a result of the proposed Growth Management Element.

The purpose of this Draft Environmental Impact Report is to address the impacts associated with the Growth Management Element.

Should you have any questions regarding the Draft EIR or the Growth Management Element, please contact me at (714) 782-4680.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Joseph A. Richards, Planning Director



Mary Zambon, Principal Planner

MZ/lm

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INSERT

Draft Growth Management Element Map

CHAPTER ONE

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The Growth Management Element is proposed to be incorporated into the Comprehensive General Plan and consists of nineteen policies and a map (The Growth Management Element Map is located within the insert at the back of this document). The preparation of the Growth Management Element was guided by the Growth Management Element Policy Advisory Committee from March to December of 1989. The Growth Management Element provides a statement of Riverside County's position on managing growth, and outlines the efforts to be made to address growth issues. This program Environmental Impact Report (EIR) addresses the environmental effects that could potentially result from the Growth Management Element. The program EIR approach will allow the implementing programs to utilize this Environmental Impact Report to determine whether additional environmental documentation is necessary, and identifies those significant environmental impacts that could occur in the areas of cumulative impacts and growth inducing impacts. However, growth inducing and cumulative impacts could result from implementation of the Growth Management Element Policies and Map. A summary of these impacts and mitigations follow.

GROWTH INDUCING AND CUMULATIVE IMPACTS

SIGNIFICANT IMPACTS

MITIGATION

Reduction in open space areas.

Implementation of the Open Space Program.

Reduction in agricultural lands.

Implementation of the Agriculture Element.

Economic and population growth.

Water and Sewer Plan Update, the Capital Improvements Plan and Public Services/Facilities Element Update, the Air Quality Element.

Environmental impacts from transportation related expansion.

Transportation Plan.

Impacts to the housing supply.

Housing Element Programs.

The ability to assess and mitigate cumulative impacts and growth inducing impacts are improved through the Growth Management Element, because the Map provides for a visual understanding of impacts, and the policies provide Riverside County's response to cumulative and growth inducing impacts caused by growth pressures.

There are several areas of controversy known regarding the approach to growth management in Riverside County. First and foremost is the basic issue of rationing growth versus managing growth. The proposed Growth Management Element, as its name implies, manages growth without the use of a rationing system such as building permit allocations. This decision is mainly due to the inability of local government to ration population growth. Since Southern California is and will continue to be impacted by natural births more so than in-migration to the area, attempts to ration growth could conflict with public perceptions of freedom.

The impacts being experienced by school districts within Riverside County are a major area of controversy. School districts are responding to the drastic increase in enrollments, but are handicapped by a lack of funds and cannot build facilities quickly enough to respond to the growth they are facing. The roles of the building industry, and local and state governments in addressing impacts to school districts is an area of controversy as growth impacts are addressed.

Open space preservation is a key issue of controversy also. The listing of the Stephens Kangaroo Rat as endangered by the federal government has spurred efforts towards establishing improved methods of open space preservation. However, the term open space can include a variety of resources, such as parks, scenic resources, wildlife corridors and habitat preservation. Open space preservation often conflicts with the demand for housing, and commercial and industrial development, particularly in the western portion of the County and in the Coachella Valley. The role that growth management will play in resolving this issue will be evolving as the Growth Management Element is implemented.

A major area of concern raised by some is that growth should be directed to cities, because they believe that cities are the most capable and appropriate entity to accommodate growth. A related issue of concern is the planning within spheres of influence of cities. The proposed Growth Management Element recognizes that sphere planning can be used to program revenue sharing and capital improvements planning. Sphere planning would stimulate a process to encourage the County and the cities to work together to more fully address the impacts of growth.

At a series of public workshops held throughout the County in 1989, citizens attending indicated that transportation was the growth issue of highest priority for Riverside County. The issue of Riverside County as a bedroom community, as well as the need for improved transportation systems internal to Riverside County, is an area of controversy. Methods to deal with this range from improving old and developing new roadways within the County, to development of light rail systems to service commuters. The Growth Management Element indicates that a responsible authority for comprehensive addressing transportation issues needs to be determined. How this is resolved may play a large part in how transportation issues are dealt with in Riverside County.

The second most frequently raised issue at the public workshops was air quality. Controversy abounds regarding the South Coast Air Quality Management District's Air Quality Management Plan. The Environmental Protection Agency will enforce the Clean Air Act, if the southern California region does not show improvement in its air quality. Riverside County has prepared a draft Air Quality Element that implements the District's plan. Implementation of the County's plan will play an important part in resolution of the region's air quality problem.

The Growth Management Element EIR evaluated four alternatives to the "project," which is the proposed Element. The alternatives included a "no project" alternative, a service level alternative, a population projection alternative, and an open space alternative. The alternatives address changes to the Growth Management Element Map more so than alterations to the Growth Management Element Policies. The "no project" alternative is inferior to the other alternatives because it does not provide a specific approach towards addressing growth issues. The population projection alternative lacks the ability to respond to changing conditions. The open space alternative does not address the complete range of growth issues, and is therefore not a superior choice. The service level alternative has the advantage of clarifying the role of the Growth Management Element Map while addressing the full range of growth issues. For this reason, the service level alternative would be the superior alternative among those discussed, including the "project."

CHAPTER TWO

GENERAL PROJECT DESCRIPTION

GENERAL PROJECT DESCRIPTION

PROJECT LOCATION

Riverside County, an area of 7,310 square miles, stretches from the Colorado River, 200 miles west to the Los Angeles metropolitan area and to within 10 miles of the Pacific Ocean. It is the fourth largest county in the State and is roughly the size of the State of Connecticut. The County is bounded by San Bernardino County on the north, Orange County on the west, San Diego and Imperial Counties on the south and the Colorado River and the State of Arizona on the east.

Within Riverside County are twenty-one incorporated cities: Banning, Beaumont, Blythe, Cathedral City, Coachella, Corona, Desert Hot Springs, Hemet, Indian Wells, Indio, Lake Elsinore, La Quinta, Moreno Valley, Norco, Palm Desert, Palm Springs, Perris, Rancho Mirage, Riverside, San Jacinto and Temecula. Additionally, there are many unincorporated communities within the County, and substantial amounts of state and federally controlled areas such as parks, wildlife areas and other public lands.

Riverside County is a large, diverse and rapidly growing jurisdiction. The population grew from 681,591 in 1980 to 1,110,021 in 1989. According to the State Department of Finance estimates, the annual growth rate for 1988 and 1989 were both 8.3 percent. These percentages are considerably higher than the 1987 growth rate of 6.8 percent.

PROJECT BACKGROUND:

Growth within Riverside County is due to both natural increase plus in-migration, with the latter due largely to the County's absorption of growth spilling over from the Los Angeles County/Orange County urbanized areas. As those areas have become increasingly urbanized, inexpensive buildable land has diminished there, and housing prices have risen, yet economic growth has continued at breakneck speed. These forces have forced many employees of firms operating in the coastal counties inland, including Riverside County, to look for affordable housing.

This situation has created a myriad of problems that threaten the functioning and livability of Riverside County, including increased traffic, worsened air pollution, increased housing prices, and loss of open space and agricultural land. Even with the growth, local job creation has not kept pace with housing development. In many areas of the County, citizens have seen once quiet, rural areas transformed into urban environments in just a few years. To attempt to manage these problems of growth, a citizens' initiative was placed before the electorate in November 1988 that would have mandated a cap on the County's growth rate that equalled the rate of statewide growth the previous year - a figure less than half of the

County's recent annual growth rates. The measure was defeated, but 40% of those voting for the measure, apparently felt that strong measures were necessary to resolve the problems of growth.

To address the complex issues of growth, the Board of Supervisors directed that the County prepare a Growth Management Element for the Comprehensive General Plan. The Board also appointed a citizens' advisory committee, the Growth Management Element Policy Advisory Committee (GMEPAC), to guide the effort. The committee agreed to a rapid work schedule that resulted in the completion of a draft Growth Management Element in December of 1989.

Concurrent with the first meetings of the GMEPAC Committee, County staff conducted a series of workshops in Riverside, Indio, Temecula, Blythe and Hemet to determine what public perceptions were about growth problems in various areas of the County, what the public wanted in their "vision" of the future, and what ideas they had about solving the growth problems. The results of the workshops were provided to the GMEPAC Committee for consideration while developing the Element.

After much work, the committee decided to recommend to the Board of Supervisors that 19 policies be adopted to guide the County into a better future. These policies, a map constituting suggested "vision" for the future development of the County, supporting text, and a time schedule constitute the draft Growth Management Element.

PROJECT CHARACTERISTICS

The Growth Management Element process recognizes that all perceived needs may be difficult to meet, and priorities will need to be set. Many of the County's environmental, social, and infrastructure problems transcend jurisdictional boundaries, and coordination between different governmental agencies will be crucial if we are to respond adequately to public needs. The setting of a vision and building policies are not enough. We must become proactive in anticipating and addressing problems, not reactive, and leadership on behalf of governmental and private entities will be necessary to accomplish this. The Growth Management Element recognizes the positive economic and social energy inherent in growth, and recommends that the County manage its growth, rather than set predetermined limits to it.

In order to adequately manage the growth of Riverside County, the Growth Management Element Policies must be implemented. The policies cover land use issues, social and economic concerns and financial needs. The policies direct the completion of programs to thoroughly address each issue. The programs are:

- Air Quality Element
- Open Space Program

- Agriculture Element
- Comprehensive Transportation Plan
- Public Services and Facilities Element
- Economic Development Strategy
- Annual Growth Report
- Housing Element Update
- Capital Improvements Plan
- Revisions to the Land Use and Subdivision Ordinances
- Development of phasing plans within Community Plans
- Updating of the Growth Management Element Map.

Implementation of the policies will be accomplished through completion of the programs, through utilization of the concepts laid out within the policies in the development of other County programs, and in the development review process.

The Growth Management Element Policy Advisory Committee intended that the Growth Management Element Map function as a long-range vision for Riverside County. This vision would serve as the basis for land use and public services planning. This map and the policies are what are being evaluated as the "project" within this environmental impact report. Several potential alternatives to the "project" are laid out in Chapter Five.

There are various possibilities for implementation of the Growth Management Element Map. If the Map is viewed as an interpretive map, it could be implemented in the following manner. The Growth Management Element Map would be the first step in the development review process. The map should be consulted by an applicant in order to determine appropriate locations for Urban, Rural, Rural Community and Agriculture development. Open space areas are delineated on the map; however, to determine the type of open space, it is necessary to consult the Open Space and Conservation Map. Areas shown as Future Choice Management require appropriate timing and further study to determine what land use will be suitable.

The designations on the Growth Management Element Map have boundaries that relate to geographical features, streets or parcels. Proposed development applications must be consistent with the designations shown on the Growth Management Element Map in order to be consistent with the General Plan. The General Plan amendment process is the mechanism available for changes requested to the Growth Management Element Map.

Once a development application is determined to be consistent with the Growth Management Element Map, one of two steps are possible. If the designation shown on the Growth Management Element Map is Open Space or Agriculture, step two would be to review the Open Space and Conservation Map to determine the category of open space (i.e., Forests, Desert Areas, etc). Step three would be to review the Open Space and Conservation policies, located in the Environmental Hazards and Resources Element, for permitted land uses within specific designations. If the designation shown on the Growth

Management Element Map is Urban, Rural Community, or Rural, the next step would be to review the appropriate Land Use Planning Area Profile for applicable policies. If a Specific Plan or Community Plan covers the site, more detailed designations are provided within those documents.

If the Growth Management Element Map is not viewed as an interpretive map, there are many possibilities as to how the map could be utilized. The Map could be viewed as advisory only, or as a service level map. While this EIR cannot lay out every detail as to the implementation process for the Map, it does identify the impacts associated with the Map and does evaluate various alternatives. Through this process, recommendations can be made regarding the most appropriate use of the map.

INTENDED USES OF THE GROWTH MANAGEMENT ELEMENT ENVIRONMENTAL IMPACT REPORT

The Growth Management Element Environmental Impact Report is a program Environmental Impact Report. A program EIR (according to the California Environmental Quality Act, Section 15168), may be prepared on a series of actions that can be characterized as one large project, as logical parts in a chain of contemplated actions. The advantage of using a program EIR is to allow the lead agency to consider broad policy alternatives and program-wide mitigation measures at an early stage, when the agency has more flexibility to deal with difficulties and cumulative impacts.

The Growth Management Element is appropriately addressed through a program EIR because it identifies Riverside County's policy on growth issues, and directs programs that address specific components. The Growth Management Element is the beginning in a series of actions. The actions that will implement the Growth Management Element include the Air Quality Element, the Open Space Program, the Agriculture Element, the Comprehensive Transportation Plan, the Public Services and Facilities Element Update, the Housing Element Update, and the Capital Improvements Plan. When these activities are prepared they will be examined in the light of the program EIR to decide if additional environmental documentation would be necessary. Feasible mitigation measures and alternatives discussed in the program EIR should be developed into actions as the specific programs evolve.

CHAPTER THREE

SPECIFIC PROJECT DESCRIPTION

SPECIFIC PROJECT DESCRIPTION

INTRODUCTION

The 27 members of the Growth Management Element Policy Advisory Committee were appointed by the Board of Supervisors to assist the County in developing the Growth Management Element. The Committee had a diverse background, including representation from the Building Industry Association, Sierra Club, schools, cities, and special districts. The Committee met monthly from March through December of 1989. Subcommittees were formed, typically of 6-9 members, to achieve the optimal size to focus on the details of a specific set of issues, and then bring their recommendations back to the full committee. This allowed the Committee to focus on the most critical issues, and also meet the December completion date envisioned for the Committee. The Committee came to a consensus on the issues needing to be addressed in the Growth Management Element, and the 19 policies and the map were agreed upon.

This section has the final policies approved by the Committee on December 7, 1989 on the left side, and on the opposite page(s) are the intent and motivation behind these policies. This section of the Environmental Impact Report is intended to eliminate any ambiguity about the interpretation of the policies. The Committee made a concerted effort to have each policy state exactly what it meant, and not to have ambiguous language weaken the intent of the policies. An example of this is the Committee rejecting terms like "quality of life" and "activities center", whereby the Committee strove to state the actual components of these concepts in the policies.

In addition, the Committee was very concerned about ensuring that the policies were implemented. The Committee knew that in order for the policies to be implemented, they must be feasible and practical. For this reason the Committee felt that it was necessary to develop the policies and notes on implementation at the same time. The Committee felt that these notes on implementation should be as explicit as possible. For example, specific timeframes were stated whenever possible to ensure that needed plans and programs are performed.

1. LAND USE POLICY - GROWTH MANAGEMENT ELEMENT MAP

The County shall develop and periodically update a map and related policies that articulate a long-range vision for the location of Urban, Rural, Rural Community, Open Space, Agriculture and Future Choice Management areas in the County. The delineation of such areas shall serve as the basis for all land use and public services planning activities, including educational services, of the County, and the County shall actively encourage other agencies to act in concert with this vision.

NOTES ON IMPLEMENTATION:

1. The following will be the primary data to map Urban, Rural, Rural Community, Open Space, Agriculture and Future Choice Management lines: transportation, including existing and planned corridors, existing and planned water and sewer facilities, reliable environmental and agricultural information, including Williamson Act information, approved and existing areas of urbanization, community plan areas, community policy areas and community policies in Land Use Planning Areas, and growth forecasts.
2. The map would be revised at least every five years based on known SCAG data and other pertinent new information. The Board of Supervisors would adopt the Annual Growth Report, which would provide one year targets.
3. Areas would appear, together, on a policy map in the Growth Management Element.
4. In "Future Choice Management Areas," options for Urban, Rural, Rural Community, Open Space or Agriculture uses would remain open until the need for more specific classifications is foreseen.
5. The initial countywide map will be prepared as a part of the Growth Management Element, and will be refined through the Transportation Plan, the Water and Sewer Plan, the Open Space and Conservation Program, the Agriculture Program, and the Capital Improvement Plan. In the interim, all Community Plans adopted after September 1, 1989 shall implement this policy.

POLICY NUMBER 1 - BACKGROUND

Initially, development of Growth Management policies were the primary objective of the Growth Management Element Policy Advisory Committee. Because these policies were encompassing a wide range of complex topics, it was felt that the Growth Management Element Map would be a valuable tool to visualize the policies. The policies affect the way the County would develop, and the Committee felt a map was needed. The Committee wanted to bring all the components necessary for implementation of the Growth Management Element to the Board of Supervisors. The Committee recognized that the Growth Management Element was intended for use by decision makers, County departments, other agencies, and the public. The Committee also recognized that a map could express and elaborate the goals of the policies.

POLICY NUMBER 1 - NOTES ON IMPLEMENTATION - BACKGROUND

There was a great deal of discussion by the Growth Management Element Policy Advisory Committee about which categories should be included on the Growth Management Map. Urban reserve was decided not to be an appropriate category because it raised the expectation of property owners in this designation, and, since the Map was to be revised at least every five years, new urban areas could be designated when deemed appropriate. Most importantly, the Map was planned with enough urban areas to meet the needs of the County for the foreseeable future, and therefore an urban reserve category was not considered necessary. Phasing plans would establish the timing for development under the categories of the map.

The Committee felt that the Rural Community and Rural designations were important to show the County's commitment to existing communities, as well as protection of a rural lifestyle. These areas were also considered ultimate designations, not transitional designations.

There was a great deal of debate as to whether the Future Choice Management designation was an appropriate designation on a map that was intended to comprehensively show existing as well as future development patterns in the County. There was concern that too much uncertainty would undermine the map's usefulness. For this reason, this designation was used very sparingly in those areas where there was uncertainty due to environmental concerns and infrastructure requirements. The Future Choice Management designation was felt to be appropriate in some sphere of influence areas. After the Committee's deliberations, the result was that the Future Choice Management designation was utilized in 8 areas, accounting for one half of one percent of the unincorporated County.

The Growth Management Element Map was created based on the following criteria: transportation, including existing and planned corridors, existing and planned water and sewer facilities, reliable environmental and agricultural information, approved and existing

areas of urbanization, community plan areas, community policy areas, community policies in Land Use Planning Areas, and growth forecasts. The transportation system, including existing and planned corridors, was considered a critical part of the map because there is a strong relationship between transportation improvements and development patterns. Water and sewer facilities were major criteria in determining map designations. This occurred because allotted densities are based on the availability of water supply and waste water collection treatment systems in the General Plan's Land Use Determination System. Environmental information such as land constraints and areas of critical concern (such as endangered vegetation species) was also considered in determining appropriate designations. By classifying agricultural areas, the Committee felt that specific policies could be developed for each agricultural classification. Approved and existing areas of urbanization shows the development that the County has committed to and this provides baseline conditions. Community plans and community policy areas give specificity for the development of an area. SCAG population and dwelling unit forecasts through the year 2010 are known for each Regional Statistical Area, and provide a guide as to what to expect in the subregions of the County.

The level of certainty of the information going into preparation of the Growth Management Element Map varied widely. For example, approved and existing areas of urbanization are relatively well known. In addition, approved community plan land use designations along with probable land uses proposed in Community Plans currently under preparation are also known. Other information such as existing and planned transportation corridors currently under development, existing and planned water and sewer facilities, and environmental and agricultural information was not considered to be adequately known to be fully utilized in preparing the Growth Management Element Map, but this situation will be rectified in the near future. This will occur because the Comprehensive Transportation Plan is expected to be completed in fiscal year 1993; the Open Space Program is underway; the Water & Sewer Plan is to be updated by the end of 1991; and, the Agricultural Element is scheduled for completion in fiscal year 1992. SCAG forecasts are known but are currently out of date and do not reflect the rapid growth that has occurred in Riverside County. SCAG forecasts will be updated and disseminated after the 1990 census data becomes available.

In addition, the Housing Element update received tentative approval on May 23, 1990 by the Planning Commission, the Public Facilities & Services Element is to be updated by fiscal year 1991 and the county's first Capital Improvements Plan is scheduled for completion in fiscal year 1992. For this reason, the Growth Management Element Map was conservative in nature, relying on what is relatively certain, and not speculating in areas that will be thoroughly researched by upcoming plans and programs.

The Growth Management Element Map will be revised and updated at least every five years, so that the information on the map will not be outdated. Because of all of the plans and programs scheduled for completion in the near future, the map will probably be revised more often and most dramatically during the first five years. The Riverside County Annual Growth Report will provide yearly information on growth occurring in the County, and, ultimately the report will indicate whether level of service standards for the various County and non-county services are being provided.

2. LAND USE POLICY - OPEN SPACE

The County shall develop, fund and implement a comprehensive open space protection program that identifies important natural areas and recreational opportunity areas and provides effective mechanisms to protect them. The program shall include:

- a. natural features in urban, rural, and rural community areas, to meet future open space and recreation needs of residents,**
- b. natural areas necessary to protect the County's biological diversity,**
- c. scenic features and corridors, and**
- d. natural hazard areas for open space uses, and**
- e. development of management strategies for biological habitats, natural resources, and open space.**

NOTES ON IMPLEMENTATION:

- 1. The initial countywide map is intended to be prepared as a part of the Growth Management Element, and will be refined through the Transportation Plan, the Water and Sewer Plan, the Open Space and Conservation Program, the Agriculture Program, and the Capital Improvement Plan. In the interim, all Community Plans adopted after September 1, 1989 shall implement this policy.**
- 2. The boundaries of significant open space areas would appear on the policy map in the Growth Management Element. These areas, classified by resource type, would also appear on the Open Space and Conservation Map.**
- 3. A set of options for protecting open space resources will be developed. The options may include purchase of lands or development rights utilizing funds from various local, state, and federal sources, policies to allow and encourage density transfers with accompanying open space easements on areas left undeveloped, and regulatory measures, especially where environmental hazards are involved.**
- 4. Protecting biological diversity implies an ecosystem approach to open space protection to provide habitat for multiple species.**

POLICY NUMBER 2 - BACKGROUND

Policy Number 2 reinforces the need for an Open Space Program and acknowledges the interrelationships between open space protection and growth management. Coordination between these two processes was stressed throughout the proceedings. Growth Management Element Policy Advisory Committee (GMEPAC) voiced their support to the Board of Supervisors regarding the Open Space Technical Advisory Committee's suggestion of hiring a consultant to perform a detailed inventory of Riverside County's environmental resources.

The Committee felt it was important not only to develop plans and implementation strategies for open space protection, but to find ways to fund and manage these open space areas. Open space areas would include natural resources, scenic features, and hazards. Open space areas will provide recreational opportunities, visual relief, and buffers which will help maintain the health, safety and welfare of the County's residents. The Committee also supported the approach of protecting open space areas in conjunction with the Multi-Species Habitat Conservation Plan. This plan will focus on an ecosystem approach to open space preservation. The committee also supported the concept of protecting biological diversity by establishing wildlife corridors so that wildlife populations do not become isolated and generally unviable.

POLICY NUMBER 2 - NOTES ON IMPLEMENTATION - BACKGROUND

The GMEPAC realized that the process of developing a Growth Management Element Map is dynamic in nature, and therefore the Map will be revised based on the Transportation Plan, Water and Sewer Plan, the Agriculture Element, the Capital Improvement Plan, and the Open Space Program. The Open Space Program will include updating the General Plan's Environmental Hazards and Resources Element, and the creation of the Multi-Species Habitat Conservation Plan and Parks Ten Year Master Plan. All of these plans and programs are scheduled for completion by fiscal year 1993. The Committee acknowledged the importance of consistency between the Growth Management Element and Comprehensive General Plan policies, and recognized that Community Plans adopted after September 1, 1989 should incorporate the concepts of the Growth Management Element into the Community Plan process. As new Community Plans are prepared, both the Community Plan and the Growth Management Element will work together to incorporate the goals of each.

The Growth Management Element Map will show the boundaries of Open Space areas, but it will not classify open space areas by resource type. This occurs because the Growth Management Element Map is the starting point, but it still depends on other General Plan Maps, such as the Open Space and Conservation Map, the Seismic-Geologic Map, and Mineral Resource Map to supply the details. The Growth Management Element Map would be too confusing and impractical, if it showed the nine designations of the Open Space and Conservation Map, in addition to the ten designations of the Growth Management Element Map.

3. LAND USE POLICY - AGRICULTURE

The County shall identify and map areas important to maintain on a long-term basis for the production of food and fiber, to provide for an agriculture component to a balanced County economy, and to provide opportunities for citizens to pursue an agricultural lifestyle. Programs and policies shall be developed to ensure long-term protection for the areas and criteria shall be developed to identify circumstances where agricultural land may be converted to other uses.

NOTES ON IMPLEMENTATION:

1. An Agriculture Element would be developed and incorporated into the Comprehensive General Plan during the fiscal years 1990-92.
2. The Agriculture Element would result in the mapping of three classifications of agricultural areas:
 - a. Agricultural Land Use Policy Areas, areas determined appropriate to protect on a long-term basis for agricultural uses. These areas would be mapped on the Growth Management Element map.
 - b. Agricultural Resource Conservation Areas are areas where agricultural uses would be protected with buffers or other measures from incompatible neighboring uses, and criteria would be applied to assess whether proposals to convert agricultural land to other uses would be appropriate.
 - c. Agricultural uses within urban areas would be viewed as potentially convertible to other uses within the foreseeable future.
3. The viability of agriculture should be assessed using a variety of criteria, including climate, soil, cost of economic resources such as land, water, and labor, availability of appropriate markets, and general integrity of an area for agriculture.

POLICY NUMBER 3 - BACKGROUND

The Committee recognized how rapid growth was threatening valuable agricultural land, an important element of Riverside County's economy, and the agricultural lifestyle that many residents desire. This policy reiterates many of the concepts to be included in the Agriculture Element, which the Committee felt should be prepared in order to adequately address agricultural issues. This will ensure that the Growth Management Element and the Agriculture Element are coordinated. The Committee also recognized that agriculture areas vary the same way other land uses vary and that different categories of agriculture must be identified. Once this has been accomplished, policies appropriate for each of the categories could be developed.

POLICY NUMBER 3 - NOTES ON IMPLEMENTATION - BACKGROUND

The Agriculture Element is envisioned to develop appropriate policies regarding the protection of Agriculture for various land use pattern scenarios involving agriculture. These scenarios are tentatively termed as agricultural land use policy areas. Agricultural resource conservation areas, and agricultural uses within urban areas. Some of the factors that will be considered when declassifying the agricultural lands throughout the County are: climate, soil, cost of economic resources such as land, water, and labor, availability of appropriate markets, and the general integrity of an area for agriculture. General integrity would include proximity to incompatible uses.

Agricultural Land Use Policy Areas will be for those major agricultural areas deemed appropriate for long term protection. Potential examples of these areas are: Temecula Wine District, Valle Vista Citrus District, Eastern Coachella Valley and Palo Verde Valley Agricultural Areas.

Because the Agriculture Element will not be completed until fiscal year 1992, the agricultural areas mapped on the Growth Management Element Map could not be broken down into these three categories at this time. Notices of non-renewals, agricultural preserves (Williamson Act information), current development proposals, and community plan information were all used in preparing the Growth Management Element Map. This information will be revised when the Agriculture Element is complete.

4. LAND USE POLICY - PHASING OF PUBLIC FACILITIES AND SERVICES

The County shall prepare 5-year public service development phasing plans for all areas. The County will take the lead in coordinating and cooperating with other service providers to encourage timely provision of all public services. Levels of costs for providing public services and facilities shall be developed in accordance with phasing plans, to ensure that new development will bear its fair share of costs. The ability to provide adequate services shall be considered as a basis for approval of development applications.

NOTES ON IMPLEMENTATION:

1. Phasing plans would be tied to the Capital Improvements Plan to address the services and facilities needed, construction, operating and maintenance costs, and funding mechanisms.
2. Adopted growth forecasts would be a basis of the phasing plans. However, there is not a one to one relation between the forecasts and subdivision approvals. Approvals should be allowed sufficient to keep an open market for residential lots.
3. Phasing plans will be primarily developed through Community Plans. Phasing plans will be amended based on recommendations from the Annual Growth Report. These plans would be implemented through the Capital Improvement Plan.
4. Individual development proposals such as Specific Plans, Change of Zones, Subdivisions, Plot Plans, Conditional Uses and Public Uses will be encouraged to be consistent with the phasing plans.
5. Require development proposals to provide an identification of the services available to the project, and the cost of extending services (in terms of initial fees and on-going fees).
6. Recognize jurisdictional and environmental issues when considering services and facility location, in order to ensure optimal use of the service.
7. Detailed, ongoing 5 year sphere of influence plans that include the issues of phasing and capital improvements planning, shall be developed in concert with the County's cities.
8. Public Facilities and Service plans can be privately developed and implemented by large scale residential, mixed use, commercial or industrial developments, where pertinent requirements have been met.

POLICY NUMBER 4 - BACKGROUND

The Committee felt that new development should bear its fair share of the costs of providing the public services and facilities that it needs. This means that new development should mitigate the impacts it causes, and not be responsible for correcting current deficiencies. The practice of charging new development for previous impacts has also been prohibited by the courts. The Committee also felt that phasing plans would be necessary to coordinate the timing of projects with the provision of services, because growth will occur over time.

POLICY NUMBER 4 - NOTES ON IMPLEMENTATION - BACKGROUND

In addition, the County will not only be concerned with those services that it is responsible for providing, but will lead in coordinating and cooperating with other service providers to encourage the timely provision of all public services. This was deemed particularly important in regard to schools, due to the lack of sufficient financial support from the state and inadequate school fees, which has resulted in overcrowded schools and deficient facilities. The concept the Committee wanted to stress was that phasing plans should guide service providers and development proposals.

Adopted growth forecasts would be one basis for developing phasing plans. Growth forecasts were not more heavily relied upon because they are out of date, not broken down into the desired sub units such as regional statistical areas or census tracts, susceptible to political pressure, and can be inaccurate, especially in high growth areas. Also, the Committee was concerned that restricting subdivision approvals would have a detrimental effect on affordable housing.

Services available to a project need to be identified in advance so that it will be easier to assess whether the project could attain timely provision of all public services. Knowing who will bear the cost of extension of services is important when assessing the level of debt occurring throughout the County. There is approximately 400 million dollars in bonded debt resulting in the form of County service districts throughout the County. The County is responsible for approximately half of this bonded debt to pay for such services as jails, courthouses, and health care centers. The remaining portion of the bonded debt is the responsibility of such entities as schools and cities. Although the County is not responsible for these debts, and has no control over the amount of debt that they incur, if these entities are unable to repay their debts it will negatively affect the County's perceived ability to repay its bonded debt. This would result in the County being charged a higher interest rate. All bonds are ultimately paid for by homeowners in the form of on-going fees. Initial fees, paid by developers, may get passed on to homeowners by raising the price of the house, but will not affect the amount of bonded debt occurring throughout the County. The Committee was concerned about both costs incurred by homeowners.

The Committee felt that it is important to ensure that the planning of services and facilities acknowledge boundaries such as cities, sphere of influences, and school districts. Also, environmental considerations shall be considered when locating facilities, such as the

positioning of water and sewer pump stations at higher elevations.

The Committee realized that coordination with the cities should be pursued through the preparation of sphere of influence plans. These plans should include the issues of phasing and capital improvements planning.

Public facilities and services plans can be privately developed and implemented by large scale development as long as pertinent requirements have been met. This includes not only traditional services such as water, sewer, and fire protection, but all services including schools, libraries, and health care. The reason to permit privately provided service plans is to allow developers to adjust the timing of a development project by extending services faster than have been planned through the phasing plan, and to allow large projects the opportunity to address the full range of public services and facilities.

5. LAND USE POLICY - CLUSTERING AND MIXED USES

The County shall encourage and develop incentives for clustering, mixed use development, design methods and other innovative approaches that promote open space preservation, an improved ratio of jobs to housing, socially healthy neighborhoods and resource conservation that encourages use of alternative transportation modes.

NOTES ON IMPLEMENTATION:

1. Amend the Comprehensive General Plan, the Subdivision, and Zoning Ordinances and develop or amend other ordinances and mechanisms to facilitate implementation of this policy.

POLICY NUMBER 5 - BACKGROUND

Policy Number Five of the Growth Management Element advocates resource conservation, mixed use development, and improving the jobs-to-housing ratio. The Growth Management Element Policy Advisory Committee recognized the importance of utilizing innovative approaches in order to accomplish these goals. Resource conservation includes cluster development which will make alternative transportation modes (other than single occupant vehicles) more feasible. This will occur by having population densities high enough to merit transit stops, or providing a large enough pool of people in a given area to match origins and destinations for car pooling. Mixed use development will allow residential, commercial, and industrial land uses to occur in closer proximity to each other than is currently permitted under Riverside County's Zoning Ordinance. Mixed use development will allow such forms of transportation as walking, bicycling, and transit use to become more practical. Improving the jobs-to-housing ratio will encourage jobs and housing to be located closer to each other, reducing commutes. All three aspects of Policy Five will reduce the vehicle miles travel, which will have a positive impact on air quality.

POLICY NUMBER 5 - NOTES ON IMPLEMENTATION - BACKGROUND

The Committee felt this policy could be implemented by increasing the flexibility of the Comprehensive General Plan, and the Subdivision and Zoning Ordinances. The Committee also felt that developing or amending other ordinances, or establishing new mechanisms, might be necessary to implement this policy. The Committee also recognized that any changes to the General Plan and ordinances that will compromise the health, safety, or welfare of the County's residents should not be permitted.

6. LAND USE POLICY - COMPREHENSIVE TRANSPORTATION PLAN

The County shall prepare and implement a Comprehensive Transportation Plan which shall provide a vision to address all of the County's transportation needs within the unincorporated areas, coordinating this plan with the cities and other affected agencies. The Comprehensive Transportation Plan shall establish levels of service and standards for design, for all transportation categories contained therein. This plan shall be managed by the County until such time as an existing or new agency is empowered to act for all agencies.

NOTES ON IMPLEMENTATION:

1. The Comprehensive Transportation Plan shall include both short and long-range planning and programs.
2. The major strategies for implementation will be:
 - To work with all governments to increase the ratio of jobs to housing in sub-regional areas.
 - Participate in and develop programs for managing transportation demand.
 - Participate in and develop programs for improving the management of transportation systems and networks.
 - Establish new corridors for the development of future transportation systems, including freeways. Improve the existing transportation network giving emphasis to transport modes that carry more than one person per vehicle.
3. Take a proactive approach toward all categories of transportation, e.g., circulation network, airports, public transportation, traffic, rail, pipelines, and utilities, which includes goods movement as well as people movement.
4. Take a proactive approach toward encouraging and facilitating the improvement of transportation systems and networks outside of the County's jurisdiction and control.

POLICY NUMBER 6 - BACKGROUND

The Committee used the results of the public workshops as a way to judge which issues were of the most concern to the public. The transportation system was one of the greatest concerns named at the workshops. The Comprehensive Transportation Plan, currently being developed by the Riverside County Transportation Department, will specify goals, objectives, policies, and implementation strategies for reducing congestion, improving safety and air quality, and increasing mobility within Riverside County. This Plan will address many of the concerns mentioned at the workshops. The Committee felt by incorporating many aspects of the Comprehensive Transportation Plan into this policy, coordination between the Growth Management Element and the Comprehensive Transportation Plan will take place.

POLICY NUMBER 6 - NOTES ON IMPLEMENTATION - BACKGROUND

Short range planning and programming will allow immediate needs to be addressed, and are usually funded by existing revenue. Examples of this include widening or improving roads, providing park and ride lots, and programs to reduce traffic delays. Long range planning and programs allow for broader directions to be planned, while incorporating new trends into the decisions. This effort usually is very expensive and requires local, state, and federal funding. Examples of long range planning and programs are new or automated freeways, and high speed rail.

The importance of the transportation system as it relates to the jobs-to-housing ratio is recognized in the policy. The Committee realized that building new freeways and adding new lanes is generally not only impractical, but also unrealistic in solving the transportation problems of the southern California area. Some possibilities being reviewed are: managing transportation demand; improving the management of transportation systems and networks; establishing new corridors for the development of future transportation systems; and, placing emphasis on transport modes that carry more than one person per vehicle.

The importance of all categories of transportation; that is, the circulation network, airports, public transportation, light rail, pipelines, and utilities, which include goods movement as well as people movement, were recognized as being important. This is to ensure that other modes of transportation, besides the automobile, and the movement of goods, and not just people, were addressed.

The Committee acknowledged that the County should not be concerned with only a portion of the transportation system over which it has jurisdiction, but shall actively encourage improvements outside of the County's jurisdiction, to ensure that the entire transportation system runs more efficiently.

7. LAND USE POLICY - COORDINATING TRANSPORTATION FUNCTIONS

The County will promote the designation of an entity empowered to conduct affairs for comprehensive transportation planning, and will be a proactive participant in local, regional and statewide transportation agencies, to ensure that all public transportation needs are met adequately and efficiently. This entity will coordinate its activities with other agencies such as counties, cities, commissions, councils of government, and transit agencies.

NOTES ON IMPLEMENTATION:

1. The County will select a method of managing countywide, regional, and statewide transportation policies and planning. This shall be done either by reorganizing county departments into a transportation department, by developing an agency for this purpose, or by assigning this function to a existing countywide agency.

POLICY NUMBER 7 - BACKGROUND

Policy Number Seven of the Growth Management Element advocates that an entity be empowered with the responsibility of comprehensive transportation planning for Riverside County. This will include working with local, regional, and statewide transportation agencies, to ensure that all public transportation needs are met adequately and efficiently. This would allow the entire transportation network to be coordinated, and not just the portion over which the County has direct jurisdiction.

POLICY NUMBER 7 - NOTES ON IMPLEMENTATION - BACKGROUND

Although the exact entity to carry out this function is not known at this time, the Committee felt it was important to list the methods that could be used to carry out this function. The Committee felt it was important for the County to take the lead in this endeavor. Recently, the Riverside County Road Department has been renamed the Riverside County Transportation Department. This action reflects the broader scope the County is taking when examining the transportation system.

8. LAND USE POLICY - RESOURCE CONSERVATION

The County, with the cooperation of the cities, special districts and major utility providers, shall encourage the use of incentives to minimize usage of limited resources such as energy resources, water, and solid waste disposal sites. The County will encourage community based recycling efforts.

NOTES ON IMPLEMENTATION:

1. This policy will be implemented through updates to the Water and Sewer Plan, Environmental Hazards and Resources Element, and revisions to County Solid Waste Advisory Management Plan.

POLICY NUMBER 8 - BACKGROUND

The Growth Management Element Policy Advisory Committee felt that resource use and conservation was an important component of growth management. Resources will become more scarce in the future due to their limited nature, and because of increases in demand for resources resulting from the County's larger population. The Committee also recognized that a coordinated effort between cities, utility providers and the County will be required to minimize the usage of resources.

POLICY NUMBER 8 - NOTES ON IMPLEMENTATION - BACKGROUND

The Committee acknowledged that the recently passed Assembly Bill 939, The California Integrated Waste Management Act, could help implement this policy. This act requires reductions in the amount of waste entering into landfills. Another element of this act is to prepare recycling and waste reduction plans. The Committee recognized that provisions in the Riverside County Land Use Ordinance such as encouraging the use of low water usage plants and water efficient irrigation systems were a good beginning, but that new and updated provisions for resource conservation should be added to the Environmental Hazards and Resources Element. The update to the Water and Sewer Plan will provide information on water and wastewater systems and coordinate water supply functions for the next 20 years. The Water and Sewer Plan is envisioned to include creative measures to conserve water.

9. SOCIAL AND ECONOMIC POLICY - ESTABLISHMENT OF STANDARDS FOR LEVELS OF SERVICES

The County Administrator shall inventory and quantify current and anticipated social and economic needs in the County for 20 and 5 year periods. The Board of Supervisors, with appropriate public input, shall establish adequate level of services standards. All County programs shall be oriented to meet those needs. The County shall actively encourage other governmental entities to assist in developing and implementing adequate levels of service.

NOTES ON IMPLEMENTATION:

1. The policy will not set demographic ceilings, but will establish anticipated demographic needs to allow focus and coordination in addressing social and economic program needs. The policy will identify demographic needs for the entire County, or by subunits as appropriate.
2. The 20 and 5 year forecasts will be revised every 5 years, following update of regional and County growth forecasts. One-year targets would be established for each year over a 5 year period and revised annually as needed. One year targets shall be developed to focus program design and implementation efforts, and to measure progress.
3. One-year targets would not necessarily reflect a pro-rata breakdown of 5 year forecasts, but would reflect variable anticipated annual needs and funding sources.
4. The policy will be developed in conjunction with the Public Facilities and Services Element Update (FYS 1989-91) and be consistent with the Housing Element, Community Plans, the Capital Improvements Plan, and other County plans and programs will implement this policy.
5. All County programs shall include contingency strategies to ensure that needs will be met or reassessed. The Annual Growth Report would be used to monitor the effectiveness of programs, and justify proposed amendments to established demographic needs.

POLICY NUMBER 9 - BACKGROUND

The Growth Management Element Policy Advisory Committee (GMEPAC) felt it was important to integrate the various programs and policies of the Comprehensive General Plan with the County's budgeting process. This would ensure adequate coordination in the general delivery of County services. In addition, this would provide an objective basis for prioritizing capital improvement projects on a service-by-service and geographical basis of need, in order to ensure that level of service objectives can be met. Level of service objectives for county-provided and non-county functions would be established with the goal of maintaining a high quality of life for the County's citizens.

POLICY NUMBER 9 - NOTES ON IMPLEMENTATION - BACKGROUND

The first note explains the Committee's intent for carrying out level of service standards. Level of service standards were not intended to be used as growth ceilings, but were developed to aid service providers in meeting the social and economic needs of the county.

The Committee wanted to lay out long, intermediate, and short term timeframes. Twenty year forecasts were agreed upon for long term forecasts, in that forecasts beyond this time period were felt to have a high level of uncertainty. Twenty year forecasts could identify new trends and allow time for large scale and/or innovative projects to be developed, such as for transportation planning. For short and intermediate forecasts, one and five year targets would be used together. Five-year targets would be used for major overhauls and to balance major policy decisions including the nature, distribution, and extent of land usage in community plans, the services and levels thereof to be provided, and the location and type of capital facilities to be provided. Five-year targets would also be used in making commitments to job creation, improvements in housing accessibility, and other issues that must be coordinated with other planning efforts and County programs. Annual targets would be used in tandem with five-year targets, and would not necessarily reflect a proportionate breakdown of the five-year forecasts. This would allow a basis for monitoring progress toward the five-year targets and allow corrections to be made midstream. The Committee wanted to ensure that diligent efforts would be made to reach the targets and wanted short, medium, and long term targets to assess the County's progress in achieving these goals. Also, the Committee wanted to clarify that the Annual Growth Report was the appropriate document to monitor the attainment of these targets.

10. SOCIAL AND ECONOMIC POLICY - IMPLEMENTATION ACROSS JURISDICTIONS

The County shall work with the cities and other governmental entities to meet social and economic needs identified under policy number nine. The County will continue to actively participate in CVAG, and will actively participate and encourage the development of a council of governments in the Western portion of the County.

NOTES ON IMPLEMENTATION:

1. The County will coordinate with cities and other governmental entities to jointly develop and adopt growth indicators that address social and economic needs.
2. The County will provide demographic information that describes, in geographical areas, the number and type of job, and the amount and types of social services needed by residents of an area. This will be broken out by incorporated and unincorporated figures. This information will be provided to servicing agencies and affected cities.
3. This policy should be implemented through CVAG in the eastern County, and through a COG in the western County. The COGs will encourage voluntary cooperation between jurisdictions, special districts and County departments.
4. This effort will be made in conjunction with joint planning of sphere of influences of cities as well as incorporated boundaries.
5. A yearly report that monitors the attainment of air quality standards, transportation levels, jobs housing ratio and other issues of importance in achieving the objectives of growth management, should be prepared by both COGs.

POLICY NUMBER 10 - BACKGROUND

The Growth Management Element Policy Advisory Committee felt that in order to have a successful Growth Management program, coordination among jurisdictions was crucial.

Interjurisdictional cooperation has recently come into the limelight through discussion of regional governance. More important is the local mission to address the needs of growth with increasingly dwindling funds. Some problems, such as traffic and air quality, are not contained within jurisdictional boundaries. Therefore, effective resolution can only occur by jurisdictions cooperating together to make growth management work. While the need for establishing a relationship with cities is agreed upon, the means and type of relationship is still to be decided.

The County working with cities is not a new concept. In the Coachella Valley, the Coachella Valley Association of Governments (CVAG) brings together the nine desert cities and the County to form plans for the region. The CVAG serves as a forum for member governments to discuss regional problems and work toward solutions.

The newly formed Western Riverside Council of Governments (WRCOG) includes the County and Corona, Norco, Riverside, Perris, Moreno Valley, Lake Elsinore, Temecula, Hemet, San Jacinto, Banning, and Beaumont.

POLICY NUMBER 10 - NOTES ON IMPLEMENTATION - BACKGROUND

The County should assist other agencies in coordinating their plans with County land use and public facility plans. This can be accomplished by supplying them with up-to-date information about County growth trends on an area-by-area basis. The County should also disseminate the current status of County land use and public facility plans, and other relevant information, that will assist other agencies in planning their services and facilities. In addition, CVAG and WRCOG should be utilized to develop programs for cooperation and coordination with other jurisdictions and agencies in the development and implementation of regional planning programs.

The Committee felt that the County and cities should perform joint sphere plans in sphere of influence areas. The program could include joint cumulative environmental impact review, fiscal analysis, capital facilities planning, and revenue sharing. The Western Riverside County Council of Governments and the Coachella Valley Association of Governments could coordinate with the Southern California Association of Governments to develop a system for monitoring, on a yearly basis, the progress made on air quality, transportation, improvement of the ratio of jobs to housing, and other regional goals.

11. SOCIAL AND ECONOMIC POLICY - SOCIALLY HEALTHY NEIGHBORHOODS

The County will encourage the development of socially healthy neighborhoods through General Plan policies and ordinance requirements. In the development of socially healthy neighborhoods, existing communities will be conserved, improved or enhanced.

NOTES ON IMPLEMENTATION:

1. Development adjacent to existing neighborhoods will be compatible with and complement the existing neighborhoods.
2. Community plans will identify the qualities and desires of existing communities, and will recommend measures to preserve or enhance them.
3. Development within existing communities shall be reviewed to ensure continuation of the identity and/or theme of the community.
4. Socially healthy neighborhoods are defined as providing safety, convenience, and a feeling of community identity to its residents. Socially healthy neighborhoods include elements such as proximity to jobs, schools, and day care facilities; ethnic and economic diversity; nearby convenience commercial; lot designs that allow for security as well as for neighbors to identify with each other; recreational facilities close to or within the neighborhood; and, potential mixing of certain commercial uses with residential uses.

POLICY NUMBER 11 - BACKGROUND

The Committee felt it was important to develop policies that result in socially healthy neighborhoods. This would entail improving or enhancing existing communities, and also providing safety, convenience and a feeling of community identity to their residents.

In addition, with rapid growth, many existing communities are being threatened or are losing the characteristics that made these areas attractive to residents. The Committee recognized the importance of this issue and that is why three out of the four notes on implementation relate to protecting or enhancing existing communities.

POLICY NUMBER 11 - NOTES ON IMPLEMENTATION - BACKGROUND

The intent of this policy is to stress that in managing growth there must be protection for existing communities and neighborhoods. Otherwise, the communities will feel threatened when annexation, improved infrastructure, or new development is proposed.

The Committee felt that by defining what characteristics are desirable for a socially healthy neighborhood, implementation would be more likely to occur. This policy also incorporates and expands upon many of the concepts mentioned in Growth Management Element Policy Number 5 regarding mixed uses.

12. SOCIAL AND ECONOMIC POLICY - JOBS AND ECONOMIC DIVERSITY

The County shall emphasize commercial and industrial development in the County, to create jobs and promote economic diversity, and shall develop an economic development strategy to implement this policy.

NOTES ON IMPLEMENTATION:

1. A means for establishing mitigation for impacts resulting from economic development shall be created.
2. The economic strategy should be based on sub-regional planning units.
3. The development of this process will be linked to the twenty year employment targets, the Annual Growth Report, the Capital Improvement Plan, and the Transportation Plan.
4. The County will compile an information data base on types, numbers and location of jobs to measure progress.

POLICY NUMBER 12 - BACKGROUND

The Growth Management Element Policy Advisory Committee (GMEPAC) felt that it was important for the County to have a diverse economic base. It is important to obtain a mix in residential, commercial, and industrial development, and not to rely on one type of industry. A diverse economy was felt to be the best means for avoiding negative impacts such as recessions and cuts in state and federal spending, which are outside of the County's control. The Committee also realized the benefits to air quality, the jobs-to-housing ratio, and to the economy of Riverside County that implementation of this policy could mean.

POLICY NUMBER 12 - NOTES ON IMPLEMENTATION - BACKGROUND

The Committee recognized that there are some negative impacts, such as the emitting of air pollutants or increased traffic congestion, associated with economic development, and that means for mitigating these impacts should be anticipated and established. This proactive approach to reducing the negative impacts of economic development may include such practices as banking air pollution credits and promoting public transit. Efforts such as these may increase Riverside County's ability to locate additional industries.

Subregional planning units were determined to be the appropriate units upon which to base economic strategy, because these are the same units that SCAG uses for regional planning efforts.

The Committee recognized the importance that the Capital Improvements Plan and the Transportation Plan have in ensuring adequate facilities, services, and infrastructure are in place when economic development is proposed. The Annual Growth Report would be the document to monitor how areas are attaining the employment targets. In addition, the Annual Growth Report would address how level of service standards are being met, indicating ideal locations for economic development.

The Committee felt it was essential to have detailed information on a variety of issues relating to jobs, for example knowing whether employees can afford housing near where they work. This was considered vital when transportation and housing issues are being addressed.

13. SOCIAL AND ECONOMIC POLICY - INCREASING THE JOBS TO HOUSING RATIO

County programs relating to land use, economic development, and housing planning shall promote the objectives of increasing the ratio of jobs to housing.

NOTES ON IMPLEMENTATION:

1. Since affordable housing is a County goal and restricting housing production is counterproductive to affordability, this policy will be implemented by emphasizing programs to accelerate job creation.
2. The Annual Growth Report shall provide the short (1 year), medium (5 year), and long-range (20 year) jobs to housing ratio. The Annual Growth Report shall direct the coordination of the creation of jobs and economic diversity and the Housing Element of the General Plan in meeting the jobs to housing ratio.
3. Establish data systems that represent existing jobs and housing convenient to County residents, and develop means of monitoring or tracking additions. Analysis and monitoring of the jobs to housing ratio will be conducted at the regional statistical area level.
4. The development of the jobs to housing ratio would incorporate the type, number and location of jobs and housing in the County.
5. Appropriate economic development incentives will be established and utilized.
6. Establish a joint public/private sector task force to develop policies and implementation strategies to further the jobs to housing ratio.

POLICY NUMBER 13 - BACKGROUND

The Committee felt that improving the jobs-to-housing ratio would eliminate some of the transportation, air quality, and financial difficulties facing the region's communities. Bringing jobs and housing together will improve mobility and air quality, the distribution of tax revenues, and the general quality of life in the region.

POLICY NUMBER 13 - NOTES ON IMPLEMENTATION - BACKGROUND

There are two ways to increase Riverside County's jobs-to-housing ratio: restrict housing or accelerate job creation. The Committee felt that restrictions on housing production is counterproductive to affordability; therefore, the Committee opted for programs that accelerate job creation by providing incentives. They also felt that improving the jobs-to-housing ratio requires public and private cooperation for success. The Committee wanted to increase the jobs-to-housing ratio, but did not want this objective to function as a growth limiting factor. A particular jobs to housing ratio was not included in the policy, because the Committee felt that at this time it was a theoretical concept, and that there are no enforceable measures to shift housing to job rich regions like Orange County, and jobs to housing rich areas, like Riverside County. The Committee did recognize that when the jobs-to-housing ratio was more defined, short, medium and long-range ratios would be necessary for the coordination of job creation and economic development.

The Committee recognized that the number of jobs in comparison to the number of houses is an important issue, but another important issue is whether the people working at the jobs can afford conveniently located housing. The Committee wanted detailed information on both jobs and housing to be established and monitored.

14. SOCIAL AND ECONOMIC POLICY - AFFORDABLE HOUSING

Through the Riverside County Housing Element, the County will establish guidelines for the placement of and access to affordable housing. Developers will be encouraged to provide a full range of housing, that meets all income levels throughout the County.

NOTES ON IMPLEMENTATION:

1. Annual monitoring shall be done to ensure that housing goals and objectives are being met.
2. The Riverside County Housing Element has various programs to address the need for affordable housing. A program will be developed to provide sites and/or incentives to aid in the provision of affordable housing.
3. The Housing Technical Advisory Committee (HTAC) will coordinate, implement and monitor all programs for affordable housing, low income housing, and public housing.

POLICY NUMBER 14 - BACKGROUND

The Committee included this policy to reiterate the need for affordable housing and to acknowledge that growth management efforts should try to avoid the potential negative impact of driving up the price of housing. By using many of the concepts in the Housing Element, the Growth Management Element Policy Advisory Committee ensured that coordination would occur between the two elements. For example, goal number three of the Housing Element is "Adequate affordable housing for all income groups, including sufficient housing affordable to low and moderate income households." This sentiment was reiterated by the policy's language regarding placement and access of affordable housing.

POLICY NUMBER 14 - NOTES ON IMPLEMENTATION - BACKGROUND

The Committee felt that monitoring of housing goals and objectives should be monitored. The Annual Housing Status Report is an important vehicle to monitor and indicate which programs need funding or higher prioritization to achieve the established goals and objectives.

The Committee also felt that providing sites and/or incentives would be the most efficient means of assisting the provision of affordable housing. There are some non-profit organizations that are very proficient at providing affordable housing; it is possible that public and private entities could help support these organizations.

The Committee felt that the Housing Technical Advisory Committee (HTAC) was the most suitable organization to monitor all programs for affordable housing, low income housing, and public housing. The HTAC currently coordinates the development of these programs.

15. FINANCIAL POLICY - DEBT LEVELS

The County should endeavor to hold total Bonded Debt (including all debt incurred by the County, special districts, schools, cities or other local governmental entities) to a level that will result in a combined property tax amount, including Special Assessments, not to exceed 2% of assessed value in any tax rate area. The County encourages the development of commercial and industrial projects and will consider a higher debt level for these projects.

POLICY NUMBER 15 - BACKGROUND

The various financing mechanisms being utilized to develop a project have made it difficult to analyze the overall cost of providing individual services, and who should be financially responsible. The Committee felt that there needs to be an organized approach to analyzing bonded debt, whether it is issued by the County, cities, special districts, water and school districts, in order to identify the potential impact of issuing that debt. The County was deemed the logical entity to coordinate this analysis.

Most capital investments or similar major expenditures are paid for by borrowed funds, and if there are no explicit restrictions or limitations applied by state law, they are effectively applied by lending institutions which charge higher rates for funds if expenditures are not regarded as sound. The Committee felt that by limiting the total bonded debt level, the County would avoid the risk of higher interest rates associated with less secure investments. While the impact might be greatest on the County, all public entities could be harmed by higher interest rates.

The County will consider accepting a higher bonded debt level for commercial and industrial projects development, in order to encourage their locating in Riverside County. This action reinforces Policy Number 12 of the Growth Management Element, which emphasizes commercial and industrial development in the County in order to create jobs and promote economic diversity.

The Committee acknowledged that the County had no jurisdiction to enforce the 2 percent limit on other local governmental units, but they felt that this policy would encourage coordination between cities, special districts, and the County.

16. FINANCIAL POLICY - REVENUE SHARING

The County, LAFCO, and the initiating City, District or entity will work in concert to evaluate the impacts of proposed annexations and incorporations to arrive at an appropriate sharing of revenue in proportion to the level of services provided.

NOTES ON IMPLEMENTATION:

1. Pursue the sharing of revenue from new development by entering into Revenue Sharing Agreements between the County, cities and other jurisdictions.
2. Pursue legislative changes that would facilitate the sharing of revenue between cities and counties on an equitable basis.

POLICY NUMBER 16 - BACKGROUND

The Committee felt that the major element which draws together and simultaneously pulls counties and cities apart is economic competition. Economic competition can pull jurisdictions apart because they are competing for the same revenue sources. Economic competition can also draw together jurisdictions which are trying to adequately meet the needs and concerns of their constituencies. The fiscal issues that create this economic competition are many, and, in some instances, can only be addressed with the passage of new legislation.

POLICY NUMBER 16 - NOTES ON IMPLEMENTATION - BACKGROUND

State legislation is often proposed to facilitate sharing of revenue by agencies, cities and counties. The motivation for this legislation is to develop a process for examining how much revenue a development will generate, what services will be required as a result of the development, and at what cost to whom. The revenues could then be allocated in proportion to the costs incurred.

17. FINANCIAL POLICY - REVENUE SOURCES

The County, with other public agencies will continue to pursue new or expanded sources of revenue to fund the operational costs that result from an expanded population base, inflation, state mandated programs and other conditions that increase public operational costs.

NOTES ON IMPLEMENTATION:

1. Pursue legislation to correct the inequity created by State apportionment formulas that limit Riverside County and its cities to a lower percent of the property tax rate than other comparable counties and cities.
2. Encourage the use of County Service Areas (CSA) to fund increased local service levels.
3. Proportionate benefit should be considered when new revenues or expanded sources are designed.

POLICY NUMBER 17 - BACKGROUND

The Committee recognized that Riverside County should seek opportunities to obtain expanded revenue sources. A Capital Improvements Plan was considered an excellent means of tracking new revenue sources, because the Capital Improvements Plan not only prioritizes the needed facilities, but examines existing as well as potential revenue sources. New revenue sources were considered vital to fund current and future public operations.

POLICY NUMBER 17 - NOTES ON IMPLEMENTATION - BACKGROUND

The Committee recognized that Riverside County is receiving 27 percent of the property taxes collected in the County, which is low in comparison to the 33 percent average that other counties in California receive. The Committee recognized that pursuing legislation to correct the inequities in the State apportionment formula would be a means of expanding the County's revenue sources.

The Committee also recognized the merit that County Service Areas (CSA) have in providing services. An example of this is that parks are provided in Sun City through CSA 145. Other CSAs provide street lighting, landscaping, and road maintenance.

State legislation is often proposed to facilitate sharing of revenue by agencies, cities and counties. The motivation for this legislation is to develop a process for examining how much revenue a development will generate, what services will be required as a result of the development, and at what cost to whom. The revenues could then be allocated in proportion to the costs incurred.

18. FINANCIAL POLICY - COORDINATION OF CAPITAL IMPROVEMENT NEEDS

The County, with other public agencies will seek to coordinate local and regional capital improvement needs, including schools, utilities, transportation, city and county facilities. These individual needs should be included as a part of a Master Facilities Inventory for consideration in a coordinated cooperative Capital Facility Financing Program.

NOTES ON IMPLEMENTATION:

1. In the County Capital Improvements Plan (CIP), the County will establish a five-year plan and commit funding to approved projects based on priority assigned to them by the Board of Supervisors. All new requests should be evaluated against existing priorities. The CIP should also include projected facility needs for years 6 through 10 and 11 through 20, updated annually and revised every 5 years.
2. Phase the construction of Public Capital Facilities to correspond to population growth projections contained in the County's Comprehensive General Plan.
3. Seek County-Wide General Obligation Bonds to fund deficiencies and/or renovation of existing facilities.
4. Reevaluate Development Mitigation Fees every 5 years as part of the 5-year updates to the County's Capital Improvement Plan. Update the fees annually based on an appropriate Cost of Construction Index.
5. Consider the location of new County facilities in County redevelopment areas where the use of County funds for new facilities can be leveraged with redevelopment funds to encourage non-residential development that will improve the jobs to housing ratio.

POLICY NUMBER 18 - BACKGROUND

This policy was developed to encourage the County and other local agencies to develop short and long range capital improvement plans. The policy also encourages the County to utilize the individual capital improvement plans to develop a comprehensive list of County needs, and attempt to develop coordinated funding plans.

POLICY NUMBER 18 - NOTES ON IMPLEMENTATION - BACKGROUND

The Committee reiterated the need for the County Capital Improvements Plan and stressed aspects of the Capital Improvements Plan that it felt were crucial to the Growth Management Element effort. The Committee also felt that Countywide General Obligation Bonds were an appropriate means for funding deficiencies and/or renovations of existing Countywide facilities.

Since existing and potential funding sources are part of the Capital Improvements Plan, it was felt to be the appropriate place to reevaluate the Development Mitigation Fee.

The Committee also believed that County-funded new facilities and redevelopment funds could provide an attractive package of incentives for encouraging commercial and industrial development to locate in redevelopment areas.

19. FINANCIAL POLICY - FISCAL IMPACT ANALYSIS

The County will analyze the fiscal impact reports resulting from new development. In order to assure that existing County resources are not burdened, development proposals will provide mitigation proportionate to the impact.

NOTES ON IMPLEMENTATION:

1. Fiscal impact reports for major projects will identify long and short term benefits and costs, as they affect local and regional needs. Recommendations for mitigation shall be provided. Fiscal impact reports may be required for residential projects under 500 units where deemed necessary. Community Plans, Specific Plans and annexations will continue to include fiscal impact reports. This will provide an understanding of cumulative fiscal impacts. To the extent possible, major projects within incorporated areas will be included.
2. Implement policies that require the "up front" installation, or assurances of funding, for all necessary infrastructure, including offsite improvements, as well as county-wide and regional facilities.

POLICY NUMBER 19 - BACKGROUND

The Growth Management Element Policy Advisory Committee felt that to achieve orderly growth, financial planning is required in order to assure that necessary services can be provided. This includes knowing the cost of providing the service, as well as construction of the facility, operation, maintenance, and staffing costs. The Committee felt that knowing this would assure that existing County resources are not overburdened, and development proposals could be accurately assessed to provide mitigation proportionate to the impact. The Committee also felt it was important for development to pay its fair share of the cost of providing services and facilities required by the development, but not to be responsible for making up for deficiencies caused by other development.

POLICY NUMBER 19 - NOTES ON IMPLEMENTATION - BACKGROUND

The Committee wanted to broaden the scope of those projects requiring fiscal impact reports to include residential projects under 500 units, when deemed necessary. They felt that a cutoff based on particular number like 500, is not always appropriate when determining which projects require fiscal impact reports, because the cumulative effect of a number of smaller projects, as well as projects with special circumstances, should be considered.

The Committee also felt it was important to analyze the fiscal implications to the County of major projects proposed in cities. This may facilitate revenue sharing agreements and reduce the competition between the County and the cities for new revenue services.

The Committee believed that it was important to examine all of the impacts associated with a project, not just those impacts that were site specific. As a result, the Committee indicated that necessary infrastructure should include off-site improvements, and countywide and regional facilities.

Status of Growth Management Element Programs

PROGRAM	TIMEFRAME
AGRICULTURE ELEMENT	The Agriculture Element will be started near the end of 1990, with a completion date of 1992.
AIR QUALITY ELEMENT	The Air Quality Element is presently being reviewed by the Planning Commission. The Air Quality Element is scheduled to go before the Board of Supervisors before the end of 1990.
ANNUAL GROWTH REPORT	The Annual Growth Report is produced yearly. The last edition provided current and projected growth, including development activity for 1988 and 1989. The next edition will be completed in 1991, providing similar information for 1990.
CAPITAL IMPROVEMENTS PLAN	The Administrative Office of Riverside County is currently coordinating the preparation of the Capital Improvements Plan, with final completion scheduled for 1992. Revisions will be required every five years.
HOUSING ELEMENT UPDATE	The Housing Element Update received tentative approval by the Planning Commission on May 23, 1990, with anticipated adoption in the fall of 1990. An update will be completed every five years.
OPEN SPACE PROGRAM	The Open Space Program is scheduled for adoption in 1991 by the Board of Supervisors.
PUBLIC SERVICES/FACILITIES ELEMENT UPDATE	The Public Services and Facilities Update will begin this year, with completion scheduled for late 1991. The update will be completed every five years.
TRANSPORTATION PLAN	The Request for Proposals for the Comprehensive Transportation Plan is under review by the Riverside County Transportation Commission. The completion date of the plan has been scheduled for the end of 1993.
WATER AND SEWER PLAN UPDATE	The Water and Sewer Plan Update will begin towards the end of 1990, with a completion date of late 1991. Revisions will be made every five years.

CHAPTER FOUR

ENVIRONMENTAL EFFECTS

FISCAL IMPACTS

ISSUE:

Riverside County is a rapidly growing County with an annual growth rate of 8.3 percent for 1988 and 1989, according to the State Department of Finance estimates. To achieve orderly growth, financial planning is required in order to assure that necessary services can be provided. This includes the cost of providing the service, as well as construction of the facility, operation, maintenance, and staffing costs. These needs are the results of population increases, deteriorating facilities and infrastructure, and service demands by the public. Policies need to be developed that allow the short and long term capital needs of the County to be met.

LOCAL AND REGIONAL SETTING:

Proposition 13 went into effect on July 1, 1978 and placed a limit on the amount of property taxes that could be collected by local governments. It also restricted the growth in assessed value of property subject to taxation. In addition, a two-thirds vote of the Legislature is required to increase state tax revenues. Local governments are also required to have two-thirds of the voters approval to impose certain nonproperty taxes.

The impact that Proposition 13 had on government varied, depending on the share of total income that comes from property tax revenues. The more the jurisdiction relied on revenues from property tax, the greater the impact. For example, prior to Proposition 13, cities received 27 percent of their funding from property tax revenues, counties received about 40 percent, schools received about 47 percent, and many special districts (such as fire districts) obtained as much as 90 percent. To supplement this loss many jurisdictions have resorted to charging development fees based on a per unit fee, square footage, or other non property means. In addition, since service districts relied heavily on property taxes they now utilize ongoing service fees to obtain needed revenue. Where the provision of public facilities and services were once a routine process, creativity and public/private cooperation are now mandatory to meet these needs.

CURRENT COUNTY POLICY ON THE ISSUE:

The County currently requires fiscal impact reports for environmental impact reports, community plans, specific plans, annexations, incorporations, residential projects over 500 units, commercial and industrial projects, and projects with special circumstances pertaining to them. This information allows the fiscal implications to be known when decisions are being made on projects.

The County also collects a Countywide Development Mitigation Fee from all new residential development. This revenue will return to the supervisorial district of the County it was generated in and will be used for construction of new, or expansion of existing facilities required by the expanding population. The current method of determining what new facilities will be built and how to fund them is accomplished through the Riverside County Public Facilities Needs Through the Year 2000 report. This report will be replaced by the Capital Improvements Plan, which is scheduled to be completed in fiscal year 1992.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Policy Number 2 of the Growth Management Element states that the County shall develop, fund, and implement a comprehensive open space protection program. The Multi-Species Habitat Conservation Plan and the Parks 10 Year Master Plan are analyzing the fiscal impacts of the different options for protecting open space. Policy Number 2 reinforces this action.

Policy Number 4 of the Growth Management Element states that levels of costs of extending services and providing public facilities (in terms of initial fees and on-going fees) shall be developed in accordance with phasing plans, to ensure that new development will bear its fair share of the costs. This policy will help ensure that new development does not overburden the County's facilities or ability to provide adequate services.

Policy Number 5 of the Growth Management Element advocates clustering of development as an option to protect open space. By having development occurring in a compact manner the County can more efficiently serve new development than if it were to develop in a more sprawled fashion.

Policy Number 9 of the Growth Management Element states that the County shall inventory and quantify current and anticipated needs of the County. Knowing the needs of the County is an important factor in planning for the most efficient and economical means of meeting these needs.

Policy Number 15 of the Growth Management Element states that the County should endeavor to hold total Bonded Debt (including all debt incurred by the County, special districts, schools, cities or other local governmental entities) to a level that will result in a combined property tax amount, including Special Assessments, not to exceed 2% of assessed value of any tax rate area. The County encourages the development of commercial and industrial projects and will consider a higher debt level for these projects. Most capital investments or similar major expenditures are paid for by borrowed funds. If there are no explicit restrictions or limitations applied by state law, they are effectively applied by lending institutions which charge higher rates for funds if expenditures are not regarded as sound.

By limiting the bonded debt level that the County incurs, the County will avoid being

charged the higher interest associated with unsound investments. A lower interest rate will provide substantial savings to the County in the long run.

Policy Number 16 of the Growth Management Element advocates the sharing of revenue from new development by entering into Revenue Sharing Agreements between the County, cities, and other jurisdictions. The revenue should be shared based on the proportion of the services provided. This policy will allow services to be provided more efficiently throughout the County, and will also reduce some of the competition between jurisdictions for new revenue.

Policy Number 17 of the Growth Management Element states that the County shall pursue new and expanded sources of revenue to fund operational costs. This policy will assist the County to acquire additional revenue needed to fund the County's operations.

Policy Number 18 of the Growth Management Element states that the County should prepare a Capital Improvements Plan. The Plan will commit funding to needed facilities based on priorities determined by the Board of Supervisors. The County will seek County-wide General Obligation Bonds to fund deficiencies and/or renovations of existing facilities. In addition the County will reevaluate Development Mitigation Fees to ensure that development is paying its fair share of the services and facilities that it requires. This policy will help ensure that the County has the financial means at its disposal to meet operational costs.

Policy Number 19 of the Growth Management Element states that the County will use fiscal reports to analyze the impacts of new development. To assure that existing County resources are not over burdened, development proposals will provide mitigation proportionate to the impact they cause. This policy will ensure that development pays its fair share of the costs of providing services and facilities required by the development.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does provide a management tool for the entire County. This will allow both public and other service providers the ability to provide the appropriate levels of services to areas based on the designations on the map. Urban and rural community areas on the map would require a high level of services, rural areas would require a lower level of services, and agricultural and open space areas would require few services. In addition, the Annual Growth Report would provide comprehensive growth information for the County. By having a common information framework the various service providers will act in a more coordinated and efficient manner.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant fiscal impacts resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant fiscal impacts resulting from the Growth Management Element Map.

MITIGATION:

None required.

JOB CREATION

ISSUE:

According to the Center for Continuing Study of the California Economy, Riverside County ranked first in population among California counties by growing 80 percent faster than the 1988 state average. For that same time period, jobs increased by 29 percent. However, in 1986, Muse Consulting Inc., reported that four out of ten employees commuted outside of the County to work. It is suspected that these figures have not changed substantially, resulting in a variety of job skills leaving the County daily.

In order for Riverside County to become more economically diverse, jobs must be available that will encourage residents to not only live, but to work in the County. A variety of jobs to match various educational and training levels would not only improve the County's economy but reduce traffic congestion and contribute to better air quality.

The County must continue to encourage commercial and industrial development in an effort to become more economically diverse and to create jobs closer to home for County residents.

LOCAL AND REGIONAL SETTINGS:

The Southern California Association of Governments region had 5.9 million jobs in 1984, 52 percent of California's total, which makes it one of the largest labor markets in the United States. By the year 2010, regional employment is forecasted to include 8.9 million jobs (SCAG, 1987).

Los Angeles and Orange counties had over 85 percent of the regional employment according to 1984 figures. Riverside County accounted for only 247,000 jobs for a 4 percent share. By 2010 Riverside County is expected to have 477,000 for 33 percent of the 1,444,000 jobs in the region. Employment and economic benefits are projected to be distributed more evenly throughout the region than at present, resulting in a greater share of the regional employment in Riverside County.

CURRENT COUNTY POLICY ON THE ISSUE:

Riverside County is housing rich and job poor. With the exception of the Idyllwild subregion where more jobs than housing are projected, the remainder of the County will continue this housing rich and job poor pattern through 2010. Many residents of Riverside County drive long distances to their jobs in Los Angeles or Orange Counties. The County is concerned

with this issue, because of the economic benefits that would result from expanding employment opportunities within the County. The reduction in traffic congestion and air quality improvements would be additional benefits experienced as a result of the additional jobs within the County. Businesses are encouraged to locate within the County through a variety of departments and agencies. The Economic Development Agency, Redevelopment Agency, Community Action Agency, and Planning Department all have programs that encourage commercial and industrial development. Some of these programs include:

- Industrial Development Bonds that are available to expand economic opportunities within the County.
- Mello Roos Community Facilities Districts are formed to finance public facilities that are required prior to development of an area.
- Agua Mansa and Coachella Valley Enterprise Zones have been designated to encourage job-producing business development. State tax credits, as well as incentives offered by cities and counties, are available to firms that hire new employees or make new investments in these enterprise zones.
- Fast track procedures are available to selected commercial and industrial projects to reduce the time needed to obtain approvals from county agencies. The Planning Department has assigned a team to handle commercial and industrial projects only.
- Redevelopment Funds are available for infrastructure improvements and for businesses, to encourage them to locate within the County.
- Grants and low interest loans are available to businesses that meet certain criteria.
- Programs in both the draft Air Quality Element and the draft Housing Element provide incentives to commercial and industrial development that will improve the jobs to housing balance.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

The policies will have a positive impact on the creation of jobs within the County because they encourage commercial and industrial development. Growth Management Element Policy Numbers 4, 6, and 18 deal with the timing and provision of infrastructure as plans are developed to coordinate sewers, utilities and road systems, so that potential employers will know in which areas to place their businesses.

A major concern for employers is the length of time it takes from conception until they can actually be open for business. The development of phasing plans should help to decrease this time if businesses locate in an area that already has or will soon have the necessary infrastructure. Once the phasing plans are in place the provision of services and facilities can proceed in a timely orderly manner and various areas will be ready for commercial and

industrial development when it is proposed.

Growth Management Element Policy Numbers 12 and 13 both emphasize the development of commercial and industrial projects to improve the jobs-to-housing ratio and to create jobs and promote economic diversity within the County. A data base on the types, numbers and location of jobs will be compiled in an effort to get a better handle on County and City employment and for County and City programs on job creation. This information will be useful to prospective employers when deciding where to locate so they can match the appropriate people to jobs and be in reasonable proximity to housing affordable to their employees. Similar businesses tend to locate proximate to each other; this can allow economies of scale to come into play through group purchasing of supplies and distribution of their products or services.

The development of data systems that provide information on existing jobs and housing convenient to those jobs will also be useful to potential employers. Since land in the County is relatively inexpensive compared to Los Angeles and Orange Counties, employers should be able to purchase land close to housing that is affordable to their employees.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does establish a long range management tool for the entire County. This will provide the predictability needed by public and private entities to plan for the future.

The amount of development designated by the Growth Management Element Map will allow for an increase in the County's population. By providing the direction of the County's growth, commercial and industrial development will be encouraged to locate within areas that already have, or will soon have infrastructure and housing available to their employees. Many of the impacts resulting from the creation of jobs will mitigate congestion problems, because jobs and housing will be closer and air quality will improve since people will be driving shorter distances to work.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts as a result of job creation from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts as a result of job creation from the Growth Management Element Map.

MITIGATION:

None required.

AGRICULTURE

ISSUE:

California is the leading agriculture producing state in the nation. Agriculture plays a vital role in the economic well-being of the state, as well as in Riverside County. Agriculture production within Riverside County is located primarily within three general areas: the Coachella Valley, the Palo Verde Valley, and scattered areas of Western Riverside County. Agriculture production is the largest industry in terms of dollar value in Riverside County. Agriculture also provides employment for a large portion of Riverside County resident.

In recent years agriculture has been facing intense pressure from urbanization, as well as economic difficulties. Yearly, the amount of farmland is declining in the County. Competition for rural land between agricultural and nonagricultural uses has been a key factor in real estate price increases. The returns from real estate sales have far outstripped inflation rates, creating a strong demand for rural lands and upward pressure on agricultural land prices. It will be a challenge to balance the needs of an expanding urban population and yet protect productive, economically viable agricultural lands from urban intrusion.

LOCAL AND REGIONAL SETTING:

Several issues involving natural resources and the economics of agriculture are beyond the control of either the County or the agricultural industry's ability to influence the future of agriculture in Riverside County. These include the supply and cost of water, increasing cost of energy, the effect of air pollution on crop selection and other agricultural activities and productivity, and, the fluctuating market for agricultural products of the County.

Another determining factor in the future of agriculture in the southern California region is the market place. The market place influences both the value of the County's agricultural products and, in a broader context, the decision to keep land in agricultural uses or to convert the land to short term profitable uses. The market for agricultural products and its secondary goods in terms of dollar value is often highly variable. The biggest pressure to agriculture in Riverside County has been and will be the pressures for urbanization. Due to the large difference in land uses and densities, the cost of agricultural operations have increased property taxes. To correct this situation, the market needs to be considered in terms of long range trends rather than yearly statistics.

CURRENT COUNTY POLICY ON THE ISSUE:

The Comprehensive General Plan policies and programs that follow support the continued

use of County lands for agriculture.

- The Productive Agriculture Land Program is committed to long-term economic viability for agricultural uses. The County encourages the retention and enhancement of existing productive agricultural lands by requiring compatible lands uses adjacent to them.
- The County shall continue to participate in the California Land Conservation Act (The Williamson Act) which allows owners of agricultural land to have their properties assessed for tax purposes on the basis of agriculture production rather than current market value.
- The Countywide Agricultural Resources Map identifies several classifications of important agricultural land, as established by state and federal agencies, and is periodically updated to reflect current conditions.
- The Agricultural Protection Program requires the County to utilize land use buffers between existing productive agricultural lands and other incompatible land uses. Buffer requirements will be established on a community basis, and must be reflective of the unique conditions that exist in the area.
- The Agricultural Land Use Studies Program is utilized by the County to determine the pattern of land usages. These studies provide the base information to ascertain the rate at which agricultural lands are converted into nonagricultural land.
- The Sound Agricultural Practices Program encourages the utilization of agricultural practices which are environmentally sound and in compliance with the State Agricultural Code.
- The Resource Conservation Plan and Best Management Practices Program encourage the County to continue cooperation and support of Resource Conservation Districts to protect resources that affect agriculture, and provide mitigation measures for agricultural practices that have an adverse impact on the surrounding environment.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 1 indicates that the Growth Management Element Map will serve as a basis for all land use and public service planning activities. Use of the map in this manner will allow the County to plan the most effective means of preserving agricultural lands and related productivity. Although the Growth Management Element Map will not directly affect the amount of urban development that is occurring in the County of Riverside, it will provide a unique management tool to identify where development should occur to protect limited agricultural resources.

Growth Management Element Policy Number 2 supports actions taken in the General Plan to protect Agricultural Resource Conservation Areas by establishing buffers and other measures near incompatible neighboring uses. Through the implementation of this policy, agriculture will be allowed in those areas where existing conditions support agricultural land uses. New development will be based upon the existing conditions of the site. In this way, land used for agriculture will remain in agricultural use until such time as conditions warrant a change in land use.

Growth Management Element Policy Number 3 address the subject of protecting and preserving agriculture by providing the opportunities for citizens to pursue an agricultural lifestyle. The development and incorporation of the Agriculture Element into the Comprehensive General Plan is slated for the year 1992. Programs and policies will be developed to ensure long-term protection for the areas where agricultural lands may be converted to other uses. Growth Management Element Policy Number 3 will limit the adverse effects on areas determined appropriate for long term agricultural uses and areas that need to be protected due to incompatible neighboring uses.

Growth Management Element Policy Number 5 encourages the development of incentives to promote clustering and mixed use developments. This policy supports the Williamson Act, and policies and programs established in the General Plan that limit the adverse effects of nonagricultural land uses upon established land use where agriculture and/or a rural lifestyle is a tradition.

Growth Management Element Policy Number 9 confronts the continual growth that is taking place in the County of Riverside by directing the establishment of adequate level of service standards. All County programs shall be directed to meet those needs. This policy does not set demographic ceilings, but does establish anticipated needs that will focus and coordinate social and economic programs. This policy also identifies demographic needs for the entire County.

Finally, Growth Management Element Policy Number 12 addresses the issue of agriculture by encouraging agricultural business development that will create jobs and promote economic diversity, and encourages the retention of existing agricultural lands. The development of jobs and economic diversity with emphasis in agriculture will be linked to the twenty year employment targets, the Annual Growth Report, the Capital Improvements Plan, and the Transportation Plan. The County will compile an information data base on types, numbers and locations of jobs to measure progress.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Agriculture designation on the Growth Management Element Map comprises nearly 5.7 percent of the entire County of Riverside, or approximately 266,487 acres. In recent years agriculture has been facing intense pressure from urbanization, with farmland declining yearly. Some agricultural areas differ on the Growth Management Element Map from the

designation of the current Open Space and Conservation Map for reasons such as: notices of non-renewal that have been filed on existing agriculture preserves; the land may currently be in productive agriculture but was not in the past; or, urbanization may be more appropriate.

The Growth Management Element Map supports the Comprehensive General Plan policies and programs that ensure the preservation of long-term opportunities for citizens of the County to continue an agricultural lifestyle. The retention and enhancement of existing productive agricultural land is encouraged by requiring compatible land uses, and by fostering long-term economic viability for agricultural uses.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to agriculture resources resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to agriculture resources resulting from the Growth Management Element Map.

MITIGATION:

None required.

AIR QUALITY

ISSUE:

Air pollution is a major environmental problem in Riverside County. The physical conditions of the County, including topographic features, abundant sunshine and natural air temperature inversions, along with development patterns that require extensive driving, make Riverside County very susceptible to smog. The effects of air pollution range from health damage to loss of crops, and can be widespread and severe. Legislation at the State and Federal levels have required local government actions to address the improvement of air quality.

LOCAL AND REGIONAL SETTING:

Air pollution is not confined by jurisdictional boundaries, and that is why it is monitored by air basins. Air basins are the natural geographical boundaries that typically confine a body of air. Riverside County is divided into two air basins, the South Coast Air Basin and the Southeast Desert Air Basin.

The South Coast Air Basin includes all of Orange County, and the non-desert portions of Los Angeles, San Bernardino, and Riverside Counties. The South Coast Air Basin has the worst air quality problem in the nation. The South Coast Air Basin exceeds Federal Air Quality Standards for four of the six criteria pollutants. The only two standards the basin meets are for sulfur dioxide and lead. Ozone levels in the South Coast Air Basin are triple the federal health standards, and carbon monoxide and particulate matter reach concentrations which are double the federal standards. Additionally, the South Coast Air Basin is the only area in the country that still exceeds the nitrogen dioxide standard. The South Coast Air Basin is connected to the Southeast Desert Air Basin by the San Geronimo Pass.

The desert portion of Riverside County, from the Coachella Valley to the Colorado River, is in the Southeast Desert Air Basin. The Southeast Desert Air Basin does not meet ozone or particulate matter standards.

The South Coast Air Quality Management District's 1985 Emissions Inventory shows Riverside County contributing the least to the basin's air quality problems for all criteria pollutants. In 1985 across all categories of air pollutants, Los Angeles, Orange, and San Bernardino Counties accounted for 92-97 percent of the basin's emissions.

CURRENT COUNTY POLICY ON THE ISSUE:

Currently air quality is one of 16 categories discussed in the Environmental Hazards and Resources Element of the Riverside County Comprehensive General Plan. The six General Plan Programs addressing air quality are:

- The County shall continue to work with the South Coast Air Quality Management District and the Southern California Association of Governments in developing air quality strategies and tactics for the South Coast Air Basin.
- The County shall continue to work with the Coachella Valley Association of Governments on air quality planning for the Southeast Desert Air Basin.
- The County will implement strategies and tactics in the Subregional Air Quality Management Plan which are identified as effective and feasible for local government implementation in Riverside County.
- The County will continue to implement the Air Pollution Episode Abatement Plan during periods of severe smog.
- The County will analyze all commercial and industrial zones for the air pollution characteristics of the land uses. Mitigation measures will be developed for land uses determined to be heavy polluters, and these measures will be incorporated into the Land Use Standards.
- The County will continue to review development proposals for air quality impacts and mitigation for significant impacts shall be provided.

The County currently has two land use standards regarding Air Quality. They are:

- Mitigation measures to reduce automobile and energy use are provided.
- The County has policies on the location of sensitive land uses in relation to heavy air pollution sources, and recommends mitigation measures to lessen the impacts on sensitive land uses from air pollution.

Because of the magnitude of the air pollution problem in Riverside County, preparation of an Air Quality Element for the General Plan is underway. Riverside County's Draft Air Quality Element is intended to conform with the South Coast Air Quality Management District's 1989 Air Quality Management Plan. The Air Quality Management Plan identifies 24 tier 1 measures the County must implement. Tier 1 measures call for full implementation of known technological applications and effective management practices over the next five years. Also under the Air Quality Management Plan, the County must take certain actions and meet certain deadlines for transportation, land use, and energy control measures. These measures are the basis for many of the policies in Riverside County's Draft Air Quality Element. With the exception of the mandatory requirements of the Air Quality Management Plan, the

With the exception of the mandatory requirements of the Air Quality Management Plan, the Air Quality Management Plan is broad in nature. This allows local agencies the flexibility to design final rules and programs appropriate for a particular location, that will meet the Air Quality Management Plan's emission reduction targets. The remaining programs of Riverside County's Draft Air Quality Element that are not specifically required by the Air Quality Management Plan, are programs that Riverside County found appropriate in attaining the Air Quality Management Plan's emission reduction targets. In addition, plans, permit activity, projects and project approvals, programs, funding, and other county actions must conform to the 1989 Air Quality Management Plan. This process of conformity review ensures that the actions of local government do not jeopardize attainment of the National Ambient Air Quality Standards in the basin. If conformity review shows that a local government is not implementing the Air Quality Management Plan, additional regulations can be imposed.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Policy Number 4 of the Growth Management Element proposes that phasing plans be utilized for the provision of all County provided services, and requires the County to take the lead in coordinating with other service providers for the timely provision of all other public services. Levels of costs for providing public services and facilities shall be developed in accordance with phasing plans, to ensure that new development will bear its fair share of the costs. The ability to provide adequate services shall be considered as a basis for approval of development applications.

This policy provides the economic incentive (relatively cheap hook up and extension of services) to development occurring contiguous to existing development where expansion of public services are planned, as opposed to development occurring away from the planned service areas in which the developer will be financially responsible for extending and providing all public services to the development. This will reduce the vehicle miles traveled caused by scattered development patterns, in which trips originate from remote locations. Reducing the vehicle miles traveled will have a positive impact on the air quality of the region.

Policy Number 5 of the Growth Management Element advocates resource conservation, mixed use development, and improving the jobs to housing ratio. Resource conservation includes clustering development which will make alternative transportation modes (other than single occupant vehicles) more feasible. This will occur from having population densities high enough to merit transit stops or providing a large enough pool of people in a given area to match origins and destinations for car pooling. Mixed use development will allow residential, commercial, and industrial land uses to occur in closer proximity to each other than is currently permitted under Riverside County's Zoning Ordinance. Mixed use development will allow such forms of transportation as walking, bicycling, and transit use to become more practical. Improving the jobs to housing ratio will encourage jobs and housing

to be located closer to each other, reducing commutes. All three aspects of this policy will reduce the vehicle miles traveled, which will have a positive impact on air quality.

Policy Number 6 of the Growth Management Element advocates that a Comprehensive Transportation Plan be done. This plan will inventory the various modes of transportation in the County, and make recommendations on what additions and modifications should occur to the transportation network. This will allow the transportation network to operate more efficiently by reducing congestion, which in turn reduces the emission of air pollutants. Another benefit of the Comprehensive Transportation Plan is that, through the use of a computer model, the impacts of a project or an action on the transportation network could be identified. The model could also test the effectiveness of mitigation measures as well as alternatives to a development project.

Policy Number 7 of the Growth Management Element advocates that an entity be empowered with the responsibility of comprehensive transportation planning for Riverside County. This will include working with local, regional, and statewide transportation agencies, to ensure that all public transportation needs are met adequately and efficiently. This would allow the entire transportation network to be coordinated, and not just the portion over which the County has direct transportation jurisdiction. This will also allow comprehensive planning of the entire transportation system, which will coordinate transit planning and reduce congestion, thus reducing air pollutant emissions from the transportation network.

Policy Number 10 of the Growth Management Element requires the County to work with cities and other governmental entities to meet the economic needs of the entire county. This will promote a unified effort to bring more jobs into the housing rich County, thus reducing commutes and lowering emissions.

Policy Number 13 of the Growth Management Element tries to match the type, number, and location of jobs and housing in the County. This is to try to ensure that those who work in the County can afford to live in the County, and those who live in the County can work in the County.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does provide a management tool for the entire county. This will provide the predictability needed by public and private entities to plan for the future.

The amount of development designated by the Growth Management Element Map will cause an increase in population over the next several decades which will translate into an increase in vehicles on the road and vehicle miles traveled. This will cause more congestion and will have a negative impact on air quality. There will not be a significant impact because the Growth Management Element Map will provide a vision of where the growth

will occur and then the Comprehensive Transportation Plan can take a proactive approach to meeting the current and future transportation needs of the County. In addition, the 54 programs and seven land use standards of the proposed Air Quality Element will mitigate many of the impacts resulting from the amount of development designated on the Growth Management Element Map.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to air quality resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to air quality resulting from the Growth Management Element Map.

MITIGATION:

None required.

CULTURAL RESOURCES

ISSUE:

The historic and prehistoric resources of the County are important environmental assets. They offer residents of the County a sense of orientation and civic identity and are fundamental to our concern for the quality of life. Historic and prehistoric resources give character and distinction to our communities, offer educational and inspirational benefits for present and future generations, and produce many economic benefits to the County. The existence of these irreplaceable resources can be threatened by the forces of change.

LOCAL AND REGIONAL SETTING:

Southern California's history is a direct result of society's previous existence and it is a foundation for future societies. All communities in the region have structures, sites or areas of cultural significance. They may be distinctive in architectural design, landscape treatment, or other artistic treatment, or they may be associated with notable prehistoric or historic persons, groups, events or periods, or may have national, state or local importance.

As cultural resources of Riverside County, historical and archaeological sites have unique characteristics. Unless these cultural resources are correctly managed, development has the potential to destroy many historical and archeological resources that presently exist. Projects located upon cultural resources may result in the destruction of historic buildings and features, or the disruption of the historic ambience of the site.

CURRENT COUNTY POLICY ON THE ISSUE:

The County of Riverside has six programs that address cultural resources.

- A Historical Resources Survey and Inventory is to be completed, including features, structures, sites, and areas. The survey is to be conducted throughout Riverside County, with priority given to any areas in which historic resources are most immediately threatened.
- Historic Resources are to be recommended for nomination to the National Register of Historic Places, and to the California Registered Historical Landmarks and Points of Historical Interest programs as appropriate. These programs provide for the recognition, documentation, and marking of significant cultural historic resources. These programs do not, however, provide for the preservation of the resources.

- A survey of historic landmarks would complete the inventory of County historic resources.
- Historic Preservation Districts shall be established, in order to insure compatibility of building construction and renovation in areas with a historic framework. The Temecula Historic Preservation District, which now lies within the city limits of Temecula, originated within the unincorporated area of the County. At the present time, no other preservation districts exist within the unincorporated County.
- The Riverside County Historical Commission and the County Parks Department continues to aid private and community effort to document and preserve significant historic and prehistoric resources.
- The Coachella Valley portion of the County has been classified according to high, moderate, and low probability of containing archaeological resources. These probability classifications have been mapped on the General Plan Resources Maps, and are used in the environmental assessment of development proposals.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 2 addresses the issue of cultural resources in that the County shall develop, fund and implement a comprehensive open space protection program that identifies important natural areas and provides effective mechanisms to protect them. As a part of the Open Space Program, the Open Space Technical Advisory Committee is scheduled to review the Historic and Prehistoric Resources section of the General Plan, during the summer of 1990.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does provide a management tool for the entire County.

The Growth Management Element Map shows various designations throughout the entire County. The Growth Management Element Map recognizes that an increase in population will take place, which will increase the potential for impacts to cultural resources. The programs of the General Plan will reduce the risk and adequately mitigate impacts to cultural resources.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to cultural resources from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to cultural resources from the Growth Management Element Map.

MITIGATION:

None required.

ENERGY RESOURCES

ISSUE:

Energy resources provide the power necessary to establish and maintain the quality of life enjoyed by most county residents. Many of the energy resources used within the county are non-renewable. The use of conservation measures should be increased, and the substitution of renewable resources for non-renewable should be encouraged if these resources are to be preserved for Riverside County's future generations.

LOCAL AND REGIONAL SETTING:

Riverside County, like most of Southern California, relies primarily on an interrelated energy system. Electricity and natural gas are the primary sources of household energy while fossil fuels are the primary source of energy for most modes of transportation.

CURRENT COUNTY POLICY ON THE ISSUE:

The Comprehensive General Plan has programs that will reduce the demand on conventional energy sources through the study and development of alternative energy resources, and through energy conservation measures. Some of the current Comprehensive General Plan programs concerned with energy resources are:

- Energy Conservation Programs which are implemented through federal, state, and utility company programs, Title 24 standards, and measures proposed by the Regional Air Quality Management Program. The County's development review process includes the review of projects with respect to the conservation of natural resources. For example, the design of a project can facilitate the use of passive and active solar systems for such purposes as water heating in residential projects, and water heating and space heating in large scale commercial, industrial and residential projects.
- The Wind Energy Development Program provides for orderly and efficient wind energy development and establishes coordination with federal, state and local agencies.
- The Wind Implementation Monitoring Program evaluates the impacts of large scale wind energy development within the County.
- The Wind Energy Zone Change programs, which apply the Wind Energy Zone to areas within the San Geronio Pass Wind Resource Study Area that are suitable for large scale commercial Wind Energy Conversion Systems (WECS) installation, such areas are

determined through an analysis that identifies sites which can best be utilized and which create the least environmental impact.

- The San Geronio Master Transmission Plan sites electrical transmission facilities that are required for WECS development.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Increases in population will increase the demand for natural gas and electricity. The Growth Management Element Policies acknowledge that the population of Riverside County will continue to increase. The use of renewable energy resources such as solar and wind energy can reduce the consumption of both natural gas and electricity. Appliance efficiency improvements and conservation efforts in the residential and commercial sectors are expected to offset some of the demand for natural gas. The Growth Management Element Policies encourage the conservation of energy resources through Land Use Policies 4, 5, 6, 7, 8 and Social and Economic Policy 13. These policies encourage clustering and mixed uses, phasing of public facilities and services, the development of a Comprehensive Transportation Plan, the development of incentives to minimize the usage of limited resources, and improving the jobs to housing ratio so County residents are able to reduce their commute time and conserve resources.

The additional energy resources required to support an increased population in Riverside County may exceed the physical capacity and/or the supply of energy resources available. Changes to the mix, location and density of land uses may effect the distribution of resources, making it more difficult to obtain adequate resources in some areas. The expansion of transmission lines and wind energy conversion systems to provide energy to an increasing population may result in adverse visual and noise impacts. In an effort to mitigate these impacts, advance coordination of land uses is essential. Existing transmission corridors should be expanded wherever possible to avoid introducing impacts into new areas. Technological advances may result in improvements in storage and efficiency of energy resources. Use of alternative sources of energy, including solar and wind, can reduce consumption of both natural gas and electricity. Alternative transportation modes and fuels will decrease the demand on fossil fuels.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does acknowledge that additional residents will reside in the County, which will result in the consumption of more energy resources. However, the map encourages the conservation of energy resources by discouraging "leapfrog" development. Development will occur gradually, moving out from urban centers, allowing infrastructure to keep pace with new development. The map identifies urban areas as well as areas to remain rural, agricultural or as open space. A useful aspect of the map

is that service and utility providers can plan for the provision of services in areas where growth is expected to occur. If infrastructure is provided at the same pace as new development, fewer problems will result. Not only should infrastructure be provided for each project, but consideration should be given to infrastructure outside the project. The additional population will use the already over-crowded transportation systems, water and sewer systems, health services and parks.

The Housing Element and the Air Quality Element both have programs to improve the jobs to housing balance. These programs will also discourage "leapfrog" development by providing for mixed uses that will allow jobs to be closer to housing. The use of the map will result in development proceeding in an orderly manner that encourages the conservation of resources.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to energy resources resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to energy resources resulting from the Growth Management Element Map.

MITIGATION:

None required.

FLOODING

ISSUE:

Floods are created by rivers and creeks overrunning their banks. Riverside County has experienced severe flooding over the years, resulting in the loss of lives and millions of dollars in property damage.

LOCAL AND REGIONAL SETTING:

Over the last century the southern California region has made a tremendous amount of capital investment in dikes, channels, levees, and dams in an effort to eliminate flood hazards. Protection from floods which occur once in a one-hundred year period has become an accepted standard by agencies involved in the assessment of flood risks.

In recent years the idea has become increasingly accepted that, while it is essential to protect existing development, the provision of costly flood control facilities for large areas merely to permit the construction of new houses is uneconomical. It is often more desirable to keep people away from the flood than to try to keep the flood from people. The basic economic premise is that if development on a floodplain is limited, the public cost for flood proofing and flood damages can be minimized. The Federal Government, alarmed by rising costs of disaster relief, passed the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973. The intent of these acts is to reduce the need for large public expenditures for flood control works and flood relief by restricting development on floodplains.

In conjunction with the United States Fish and Wildlife Service and the California Department of Fish and Game policy of "no-net loss of Wetlands" (National Wetlands Conservation Act of 1989), Riverside County has recognized the need to provide for preservation of natural hazard and resource areas which include floodways and floodplains, and riparian habitats and wetlands. By creating buffer zones for these areas, Riverside County will provide an open space barrier to increasing urban sprawl, pollution and traffic congestion.

CURRENT COUNTY POLICY ON THE ISSUE:

Riverside County's Comprehensive General Plan has four programs which address flooding:

- The regulation of development in floodways and in 100-year floodplains ensures the adequate mitigation of flood hazards.

- The mapping of flood related hazards will continue.
- The mapping of dam inundation areas will continue.
- Area Drainage Plans will be utilized as a means of equitably paying for drainage improvements. Land proposed for development within the boundaries of an adopted Area Drainage Plan shall be required to pay a drainage fee in the amount set forth in the plan.

The Flood Control District of the County of Riverside is responsible for implementing flood control programs in Western Riverside County that include a network of man-made channels, dikes, and ponding basins. In addition, the Coachella Valley Water District and the Palo Verde Irrigation Districts are responsible for the implementation of flood programs within their jurisdictions.

Through the use of the General Plan's mapping system, proposed developments will be evaluated for possible impacts from flooding hazards. Those projects located within floodways, floodplain and dam inundation areas will be required to meet specific development standards and criteria. The General Plan's policies, programs and objectives will also be used to guide development in a manner that will reduce the risk of flooding impacts upon developments.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Policy Number 2 of the Growth Management Element states that an open space protection program will be developed and funded to implement programs that identify important natural hazard areas, such floodways and floodplains. The Open Space Technical Advisory Committee has begun to address implementation of this policy through:

- The review of present Comprehensive General Plan policies that address flooding, and the consideration of revisions to these policies to create an Open Space and Conservation designation that will apply to wetland areas requiring protection.
- A bonding program to ensure that existing riparian areas within floodplains are maintained, which shall be developed from existing ordinances or new ordinances. During the bonding phase an applicant would be required to post bonds, and the bond would not be returned until successful revegetation takes place.
- Consideration is to be given to the creation of new policies or designations for floodplains.
- Encouraging density transfers in undeveloped areas in order to avoid natural hazard areas like floodways and floodplains, and, to protect biological diversity.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Map shows floodways within the open space designation of Water Resources/Flooding. Seventy-eight percent of the unincorporated County is designated open space, with a large percentage of open space land being under state and federal control. When the Open Space Technical Advisory Committee completes their review of the Flooding section it may be appropriate to differentiate between flood areas suitable for protection and those appropriate for channelization.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts involving flood hazards resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts involving flood hazards resulting from the Growth Management Map.

MITIGATION:

None required.

HAZARDOUS MATERIALS AND CONDITIONS

ISSUE:

Since World War II, chemical research has brought rapid changes in technology, and a tremendous increase in toxic chemicals which are used in the manufacturing process. The use of chemical pesticides and fertilizers, plastics, polymers, and other synthetic compounds has increased dramatically, offering a greater variety of products, convenience and comfort. Unfortunately, for all of the advantages these materials have given, there are also a multitude of severe, often unrecognized, disadvantages. Many of these products or the substances used in the products, as well as the waste generated in the manufacturing process are hazardous or toxic in nature, and, if mismanaged, can pose a threat to the safety and health of humans and the environment. The seriousness of this threat was not understood when these products were first created. Based on the assumption that hazardous waste materials would degrade into harmless products, the waste was dumped on the ground or into waterways to evaporate. However, these materials do not degrade in this manner; they can find their way into the air, surface water and ground water resulting in crisis conditions in many locations across the United States, including the Stringfellow Hazardous Waste Disposal Site in Riverside County.

The realization of the dangers these substances posed prompted a series of new laws and regulations at both the federal and state levels that ban the disposal of untreated hazardous waste on the land and sea. These regulations place ultimate liability for hazardous waste on the waste generator, even after treatment and disposal. Today, the first priority of hazardous waste management is to reduce the amount of waste generated or to eliminate it altogether.

The ban on the disposal of liquid and untreated waste has created a need for a new generation of facilities capable of treating hazardous waste to levels allowed for disposal. Waste minimization facilities are the key to the new hazardous waste management philosophy, and without these facilities waste management would remain in the dark ages. Unfortunately public opinion has resulted in the "Not-In-My-Back-Yard" (NIMBY) syndrome, making it more difficult to site the facilities necessary to implement these procedures.

LOCAL AND REGIONAL SETTING:

Technically the term hazardous materials would include the entire spectrum of such substances from pre-product materials to wastes. Hazardous materials which have been

spilled, dumped or released into the environment become hazardous wastes. In Riverside County, ground and surface water contamination from leakage of the Stringfellow Hazardous Waste Disposal Site supports the need for better management of toxic substances. Various levels of government share the responsibility for the safe disposal of contaminants, toxic wastes and the clean-up of hazardous substance spills. As reports of toxic pollution have multiplied in recent years, national, state, regional and local agencies are working together to ensure adequate disposal of toxic waste and clean up programs.

Through its membership in the Southern California Hazardous Waste Management Authority (SCHWMA), Riverside County has agreed to work on a regional level to solve problems involving hazardous waste. SCHWMA was formed through a joint powers agreement between Santa Barbara, Ventura, San Bernardino, Orange, San Diego, Imperial, and Riverside counties and the cities of Los Angeles and San Diego. Working within the concept of "fair share", each SCHWMA jurisdiction has agreed to take responsibility for the treatment and disposal of hazardous waste in an amount that is at least equal to the amount generated within that jurisdiction. This responsibility can be met by citing hazardous waste management facilities capable of processing an amount of waste equal to or larger than the amount generated within the jurisdiction, by creating intergovernmental agreements between jurisdictions to provide compensation to a jurisdiction for taking another's waste, or through a combination of these methods.

CURRENT COUNTY POLICY ON THE ISSUE:

There are several County programs relating to management of Hazardous Waste:

- The County shall continue its participation in the Southern California Hazardous Waste Management Action Program (SCHWMP).
- Appropriate zoning for industrial land uses and hazardous waste facilities shall be considered, in order to concentrate industrial uses and other major users of hazardous materials and generators of hazardous wastes where adequate infrastructure exists or is planned to meet their needs for waste treatment, emergency services, sewage treatment, access, and other factors. Also, development standards, shall be established to protect the public from the hazardous materials and wastes characteristics of industrial uses and other land use types.
- All hazardous materials and waste that is received, produced, stored, or transported within the County of Riverside shall be monitored and recorded.
- To ensure hazardous waste is not permitted to become an imminent threat to the public, the County has adopted a Hazardous Materials Incident Response Plan.
- The County has established criteria that ensure only compatible land uses occur near

hazardous waste facilities.

- The County has initiated measures to ensure that the treatment, storage, and/or disposal of extremely hazardous and radioactive waste never endangers public health and safety.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

The Growth Management Element Policies incorporate both state and county requirements of preserving and protecting natural areas which may be adjacent to open space areas.

Policy Number 2 of the Growth Management Element addresses the County's commitment to preserve, develop, fund, and implement measures to identify and provide effective mechanisms to protect open space resources. In addition, this policy will enhance implementation of the comprehensive open space program to protect open space areas that are adjacent to hazardous waste facilities, and are considered natural hazards. Also assuring that appropriate land uses occur near these sites.

Growth Management Element Policy Number 12 will impact hazardous waste products and sites by emphasizing a committed goal of commercial and industrial development. Presently, Riverside County's jobs-to-housing ratio is significantly disproportionate. The creation of more jobs and the promotion of economic diversity as established by this policy will bring the jobs-to-housing ratio to a more acceptable level. However, an unforeseen impact from this expansion of commercial and industrial developments could be the additional hazardous materials produced in the manufacturing process. Therefore the guarantee by the County to ensure that compatible land uses occur near hazardous waste facilities could become a future litmus test for SCHWMA.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does establish a long range management tool for the entire county. This will provide the predictability needed by public and private entities to plan for the future.

The development of the County into the land use patterns suggested by the Growth Management Element Map could bring about an increase in the quantity of hazardous materials produced countywide, as more industries locate within county. In addition, substantial demands for products such as fertilizer and plastic product by a larger populace could significantly impact the amounts of hazardous waste produced and the objectives of programs such as SCHWMA.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts involving hazardous materials and conditions resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts involving hazardous materials and conditions resulting from the Growth Management Element Map.

MITIGATION:

None required.

MINERAL RESOURCES

ISSUE:

The extraction of minerals is essential to the continued economic well-being of the County of Riverside. These minerals are important to many industries, including construction, transportation and chemical processing. The value of mineral deposits within Riverside County is enhanced by their close proximity to urban areas. However, these mineral deposits are endangered by the same urbanization which enhances their value.

As urban expansion continues in the County, useful minerals of all kinds are in danger of being removed from the inventory of available minerals. This is partially caused by the placement of development upon the sites of mineral deposits, thus preventing the exploitation of those deposits. In other cases, access to and from mineral deposits may become difficult or impossible, due to development, with the same effect. Although some minerals may be mined elsewhere, such mining will usually be more costly due in part to increased transportation costs resulting from greater distances between mines and markets. Some minerals may not be found in non-urbanizing locations, or if they are found, may not be of sufficient quantity or quality to warrant exploitation.

The non-renewable characteristic of mineral deposits necessitates the careful and efficient development of mineral resources, to prevent the unnecessary waste of these deposits due to careless exploitation and uncontrolled urbanization. Such management of mineral resources by the County will protect not only the future development of mineral resources but will also guide the exploitation of mineral deposits so that adverse impacts caused by mineral extraction will be reduced or eliminated.

LOCAL AND REGIONAL SETTING:

Riverside County is fortunate to have large deposits of limestone which are exploited by cement manufacturers and chemical mining companies. The County also has extensive deposits of clay, sand and aggregates which are being used for the vigorous construction activity of the western County and adjoining Orange County communities. In the central desert area of the County there are massive iron deposits.

The diversity of geology within California provides a favorable environment for the occurrence of a wide range of metallic and non-metallic mineral resources. In spite of California's natural wealth of mineral resources, a large portion of the mineral resources consumed in California are produced from beyond its borders. Exceptions to this generalization, however, include tungsten, diatomite, boron minerals, rare-earth minerals, and several of the non-metallic minerals such as carbonate rock, sand, gravel, or "common" clay which are produced in large amounts in California.

CURRENT COUNTY POLICY ON THE ISSUE:

Riverside County has three programs regarding mineral resources:

- The County requires surface mining and reclamation plans for all surface mining operations prior to the operation of a mine.
- The County protects significant mineral deposits and mining operations from incompatible urban land uses. The determination of which mineral resources should be protected is based on state reports identifying areas with mineral resources of regional or statewide significance.
- The County recognizes state classified and designated mineral resources areas. A classified area is an area that has a high likelihood of selective minerals (i.e., sand and gravel) being present. In addition, an owner of a piece of property with mineral resources that have not been classified can petition to the state to have their land classified. A designated area is a classified mineral resource area that has regional or statewide significance. These mineral resources, should have adjacent land uses that are compatible with mining operations.

The Countywide Mineral Resource Map shows known or potential mineral deposits, including all state classified and designated areas. These areas are also subject to the four following land use standards:

- The County shall minimize land use conflicts between mineral resources and adjacent properties by such means as buffers or visual screening. Also, traffic conflicts between mining activities and other uses must be prevented.
- The County requires a minimum lot size of twenty acres on all properties mapped as mineral resources on the Open Space and Conservation Map. Also the County has a list of compatible and incompatible land uses for development on or adjacent to areas designated as mineral resources on the Open Space and Conservation Map.
- The County has specific requirements for mining, rehabilitation, and reclamation plans.
- Mining operations shall comply with all sovereign requirements regarding public health, safety, and welfare as well as the protection of environmental resources.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Policy Number 2 of the Growth Management Element states that the County shall implement a comprehensive open space protection program that will include natural hazard areas as open space.

Areas adjacent to mining operations or inactive abandoned mines can be considered natural hazard areas. This policy will help prevent incompatible land uses around existing mining operations, and will also prevent mining operations that are currently inactive from being converted to incompatible uses, thus losing the opportunity to reopen the mines when regional or statewide mineral conditions change.

Policy Number 8 of the Growth Management Element states that incentives shall be used to minimize usage of limited resources, such as mineral resources. This would reduce the demand for mineral resources. Policy Number 8 also states that community based recycling efforts shall be encouraged. This would increase the supply of mineral resources without having the negative effects of mining.

Policy Number 12 of the Growth Management Element emphasizes commercial and industrial development in the County, to create jobs and promote economic diversity. The operations and products of mines provide jobs both directly and indirectly.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map illustrates various designations throughout the County, and was based on information from the Open Space and Conservation Map. The placement of incompatible land uses on or near important mineral resources, could preclude resource availability. This will not be a significant impact because when an Environmental Assessment is done on a project, the Mineral Resource Map, within the Comprehensive General Plan, is referenced to determine if the proposed project has state designated or classified mineral resources located on or near the site.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to mineral resources resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to mineral resources resulting from the Growth Management Element Map.

MITIGATION:

None required.

NOISE

ISSUE:

Noise is defined as unwanted sound. Its effects can range from annoyance and interference to hearing loss and stress-related problems. The major noise sources in Riverside County are transportation related and include airports, freeways and railroads.

LOCAL AND REGIONAL SETTING:

Riverside County and the Southern California Association of Governments region are lucky to have a population density lower than other major cities in the country. Noise levels are not as severe because of this fact. The major noise contributors are airports, freeways and railroads which have effects throughout the region similar to those they have in the County. Agricultural operations, commercial and industrial development and residential areas all contribute to noise levels in the region. Increases in population will result in a greater potential for increased noise levels.

CURRENT COUNTY POLICY ON THE ISSUE:

The Riverside County Comprehensive General Plan has various programs that deal with the issue of noise. Some of the programs include:

- Identification of major noise generators and noise sensitive land uses to establish appropriate noise mitigation strategies.
- Identification of areas of the County affected by high noise levels, identification of potential noise conflict areas and estimation of the number of persons exposed to various noise levels.
- Mapping of point source producers and noise sensitive receptors.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

The implementation of Growth Management Element Policy Numbers 6 and 7 could increase noise levels throughout the County. These policies deal with the preparation and implementation of a Comprehensive Transportation Plan.

The policies acknowledge that the population in the County will increase. The increased population will result in increased noise levels in transportation corridors. The development of a comprehensive transportation plan should, in the long term, have a beneficial effect by

minimizing or avoiding noise level increases associated with population growth. The plan will take a proactive approach toward all categories of transportation; it will encourage and facilitate the use of public transportation. Incentives will be established for both the development and use of public transportation. As residents find it more economical and convenient to use public transportation, noise levels from automobiles will decrease. Overall, the development of the Transportation Plan may reduce future potential noise levels within the County.

Growth Management Element Policy Numbers 12 and 13 encourage the development of commercial and industrial projects which could increase noise levels in the County. Typically, noise barriers are constructed to mitigate the noise impacts of commercial and industrial development on surrounding land uses. Barriers usually take the form of earthen berms, masonry walls or a combination of the two. These could be used as well as building and site design to reduce noise levels.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The population increase that the Growth Management Element Map acknowledges will raise noise levels Countywide. Some transportation corridors currently have unacceptable noise levels. However, the implementation of the Growth Management Element Policies will reduce noise levels or keep them within an acceptable range.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts from noise as a result of the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts from noise as a result of the Growth Management Element Map.

MITIGATION:

None required.

PALEONTOLOGICAL RESOURCES

ISSUE:

Paleontology is the study of fossils. Significant paleontologic resources within the County of Riverside are the Pauba formation and the Mount Eden formation. These formations contain a unique non-renewable record of prehistory in Riverside County.

Development has an impact upon paleontological resources in Riverside County. Often paleontological sites are destroyed in the grading of land for new developments because the sites are usually buried deep within soil and rock formations and go unnoticed during initial inspections. Once a parcel is paved over, or otherwise built upon, the probability of making a significant paleontological discovery on the site is considerably reduced. Sites in proposed development areas usually are not revealed by preliminary surface examination but are uncovered during the grading or excavation stages. Even when paleontological evidence is discovered during the development of a site, developers may be hesitant to report such a discovery because at that point it may be difficult to either alter development plans for preservation of the newly discovered site, or hold up development for salvage excavation. Generally, salvage preservation is appropriate for paleontological resources.

LOCAL AND REGIONAL SETTING:

The Southern California region has some rich fossil deposits as a result of the many varieties of prehistoric landforms and microclimates that once encompassed the area. Riverside County and other surrounding counties play a significant role in preserving and preventing the destruction of these unique and important nonrenewable resources, through the environment assessment process. In the early 1980's, fossils were discovered at the California Oaks development in southwestern Riverside County. This site now ranks as the newest of four localities in the entire state that have fossils exemplifying the Irvingtonian Land Mammal Age.

CURRENT COUNTY POLICY ON THE ISSUE:

When paleontological resources are identified as an issue through the environmental assessment checklist, a study is required to ensure that any discovered fossils are protected. The methods of preservation of paleontological resources follow:

- Paleontological surveys by a qualified paleontologist are conducted within areas of known and potential paleontological resources as part of the environmental review process. When paleontological resources are found to be an issue through the environmental assessment there are two options available:

- 1) require that a immediate study take place or;
 - 2) place a condition of approval on development projects so that when grading of the property takes place, a paleontologist must be present.
- A qualified paleontologist shall monitor and salvage fossils exposed during excavation and remove samples of fossil-bearing sediments from the construction site.
 - All fossils taken from the site shall be catalogued with a report of the findings in accordance with the mitigation measures.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Policy Number 2 of the Growth Management Element addresses the County's commitment to preserve, develop, fund, and implement measures to identify and provide effective mechanisms to protect natural resources. The Open Space Technical Advisory Committee will be reviewing the Historic and Prehistoric Resources section of the General Plan in August of 1990. Through this process, paleontological resources will be addressed in greater detail.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does provide a management tool for the entire County.

The Growth Management Element Map shows various designations throughout the entire County. The Growth Management Element Map recognizes that an increase in population will take place, which will increase the potential for impacts to paleontological resources. Implementation of the programs of the General Plan will reduce the risk and adequately mitigate impacts to cultural resources including paleontological resources.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts involving paleontological resources resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts involving paleontological resources from the Growth Management Element Map.

MITIGATION:

None required.

SCENIC RESOURCES

ISSUE:

Riverside County has many scenic resources which include scenic highways, scenic and natural parks, open space areas, and wildlife and vegetation areas. The diversity of scenic resources is declining in Riverside County due to factors such as urban sprawl into rural and open space areas, the location of highway systems adjacent to and within wildlife and open space areas, distracting billboards along scenic roadways, fewer buffer areas between urban and rural lands, and the use of off-road vehicles in open space areas.

LOCAL AND REGIONAL SETTING:

Riverside County and the entire Southern California region are rich with scenic resources, due to the variety of landforms and microclimates that encompass the region. Directly and indirectly the impacts of population growth are reducing the scenic values of our scenic resources. Billions of dollars each year are generated by tourists visiting the many and diverse scenic resources in the southern California area. The enhancement of aesthetic opportunities for residents and tourists plays a significant role in the economy of California.

CURRENT COUNTY POLICY ON THE ISSUE:

Current County programs that address planning and preservation of scenic resources follow.

- The State Scenic Highways Program seeks to identify, protect and enhance State scenic resources with the assistance of the County, other local agencies, and State agencies. Following the guidelines established by the Scenic Highways Program, the County shall identify routes as Eligible for State Scenic Highways with corresponding Scenic Corridors and designation as Official State Scenic Highways and Corridors.
- The County Scenic Highways Program seeks to identify, protect, and enhance County scenic resources utilizing the same criteria established in the State Scenic Highway Program for determining eligibility of routes and corridors as scenic highways. The County shall seek Official County Scenic Highway designation for eligible routes.
- The Official State Scenic Highways and Corridors program establishes appropriate standards to protect the scenic qualities of official state scenic highways and corridors. All projects within official state scenic highway corridors shall be reviewed employing the Scenic Highways Land Use Standards to assure appropriate and compatible development which supports the visual resources of state scenic highways.
- Land Use Standards address scenic highways by preserving the aesthetic and visual

qualities of the scenic corridors and minimizing disruption of the scenic quality of the highway corridor. Design criteria affect such issues as landscaping, location of utilities, signs and billboards, structures, and earth moving operations. Ordinance 348 provides the Scenic Highway Commercial Zone (C-P-S) which permits commercial development, but does not allow billboards. Billboards are allowed only in general commercial and manufacturing zones. These standards and programs work towards providing development along scenic highways that will best assure the continued scenic beauty of the highway and highway corridors, and allow for periodic reevaluation to assure their continued viability as scenic highways.

- Scenic Parks are areas of outstanding natural significance where the major values are geological, botanical, or zoological. The purpose of a scenic park is primarily the preservation of its natural features. Development of the scenic park should be for the purpose of making the areas available for public enjoyment, in a manner consistent with the preservation of the natural values. The General Plan recognizes that many parks within the County are under state and federal control. These facilities provide many recreational opportunities which otherwise would not be available within the County. The General Plan recommends the coordination of funding efforts with state and federal governments to increase the recreational opportunities available within the County.
- The Open Space and Conservation Inventory provides a delineation of areas that have significant open space or conservation value. These areas may include agricultural lands, parks and recreation areas, vegetation resources, wildlife resources, scenic highways and other natural resources.
- The General Plan contains policies and programs that mitigate adverse impacts upon rare, endangered, threatened or sensitive wildlife and vegetation which arise as a result of development into open space areas.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

The Growth Management Element Policies incorporate both state and County requirements to preserve and protect scenic resources. Policy Number 2 of the Growth Management Element addresses the County's intentions to preserve open space as a park or as a natural feature, and to develop, fund and implement a program that identifies important natural areas and provides effective mechanisms to protect them. The Riverside County Open Space Technical Advisory Committee has begun to address implementation of this policy through:

- Reviewing present Comprehensive General Plan policies that address Scenic Highways and considering revisions to allow Scenic Resources to include elements such as floodplain and riparian areas, trees, and rock outcroppings.
- Considering the creation of a new Scenic Resources Designation.
- Formulating transfer of development credits and clustering programs for existing open

space designations to protect key scenic resources and to discourage development in sensitive areas and encourage development in less sensitive areas.

- Evaluating eligible highways for designation as Official County Scenic Highways.
- Focusing on slope face and ridge tops that have unique scenic value to public highways and communities.
- The purchase of lands or development rights by utilizing funds from various local, state, and federal sources.
- Developing incentives for clustering, mixed use development, design methods and other innovative approaches that promote open space preservation by amending the General Plan, and the Subdivision and Zoning Ordinances. This will be accomplished by developing policies that will ensure that pad sites and buildings are located in such a way that they do not impact critical ridgelines and slope faces.
- Preservation of scenic vistas through the planting of trees and other roadside plantings in order to protect and enhance the view from scenic highways.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

Approximately 78 percent of the unincorporated County is designated open space, with the majority of open space land being under state and federal control. Although the Growth Management Element Map does not show those areas identified as scenic resources, it does indicate areas which are currently designated as open space.

The utilization of this map, in addition to the efforts of the Open Space Technical Advisory Committee, will facilitate the identification and preservation of scenic resources.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to scenic resources resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to scenic resources resulting from the Growth Management Element Map.

MITIGATION:

None required.

SEISMIC SAFETY

ISSUE:

Riverside County is traversed by several active and potentially active fault zones, and has experienced many earthquakes of moderate magnitude on the Richter Scale since records have been kept. Earthquakes originate as shock waves generated by movement along an active fault. The primary seismic hazards which result are groundshaking and the potential for ground rupture along the surface trace of the fault. Secondary seismic hazards result from the interaction of groundshaking with existing soil and bedrock conditions, and include liquefaction, subsidence, landslides, seiches, and inundation due to dam rupture. Prompted by increasing evidence that major earthquakes in California are inevitable. The California State Legislature responded by requiring Seismic Safety and Safety Elements in local general plans, and the Alquist-Priolo Special Studies Zones Act. These laws have placed specific responsibilities on local governments for identification and evaluation of seismic and geologic hazards, and formulation of programs and regulations to reduce risk.

LOCAL AND REGIONAL SETTING:

There are three regional faults that have portions which run through Riverside County. They are the Elsinore, the San Jacinto, and San Andreas Faults. In addition, the County has identified Fault Hazard Zones north of Elsinore, east of Temecula, and north of Banning and Beaumont.

The County classifies groundshaking zones on a scale of 1 to 5 with 5 being the highest intensity. The areas with the worst potential groundshaking are along the San Jacinto and San Andreas Faults.

Liquefaction hazard areas are located in the northwestern and southwestern portions of the County near Indio in the Coachella Valley, southeast to the Salton Sea, and in the Palo Verde Valley bordering the Colorado River.

CURRENT COUNTY POLICY ON THE ISSUE:

The General Plan program dealing with seismic safety is:

- To prepare a Seismic Hazards Map, which contains information from geologic investigations including Special Studies Zones, County Fault Hazard Zones, County Groundshaking Zones, County Liquefaction Hazard Areas and Slope Instability Areas.

The County land use standards for development occurring within these hazard areas are designed to reduce the risk and adequately mitigate seismic hazards. These land use

standards are:

- To require geologic site investigations and setbacks of structures from potentially active and recently active fault traces.
- To provide a matrix of suitable land uses for special studies and fault hazard zones, areas with liquefaction potential, and groundshaking zones.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Policy Number 2 of the Growth Management Element advocates open space designations in areas of natural hazards such as fault zones, liquefaction areas, and groundshaking zones. This policy will help discourage development in these areas, reducing the potential threats to the public health, safety and welfare from seismic hazards.

Policy Number 5 of the Growth Management Element advocates clustering development to promote open space protection. Clustering of development could allow areas on or near seismic hazards to remain open space and other areas of the site that are not as prone to seismic hazards would be used to accommodate the bulk of the development.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does provide a management tool for the entire County.

The Growth Management Element Map shows various designations throughout the entire County. The Growth Management Element Map recognizes that an increase in population will take place, which will increase the potential for human and property damage due to seismic hazards. Implementation of the programs and land use standards of the General Plan will reduce risk and adequately mitigate seismic hazards to development. This will occur by requiring geologic site investigations and setbacks in hazardous areas. In addition, the Comprehensive General Plan includes a list of suitable land uses in each of the hazardous zones.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to seismic safety resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to seismic safety resulting from the Growth Management Element Map.

MITIGATION:

None required.

SLOPES AND EROSION

ISSUE:

Geological hazards include erosion, subsidence, expansive soils, and slope failures such as landslides and mudslides. Continued urbanization of hillside areas can lead to increased risk and damage from erosion and slope failures. The probability of landslides and mudslides can be affected by hillside development and associated site designs, grading and landscaping techniques, can reduce impacts particularly in areas inherently prone to such slope failures. Where there are areas of groundwater withdrawal, regional and local ground subsidence may also be a problem, resulting in settling or cracking of roads, pipes, and buildings.

LOCAL AND REGIONAL SETTING:

The Badlands, San Jacinto, Santa Ana and Santa Rosa Mountains are prone to geological hazards associated with steep slopes and the faults related to those mountain ranges.

CURRENT COUNTY POLICY ON THE ISSUE:

The Riverside County Comprehensive General Plan has two programs addressing slopes and erosion. They are:

- The County requires adequate mitigation for development occurring on slopes and hillside areas that have the potential to cause significant erosion, slope instability or other hazardous slope conditions, or loss of aesthetic resources. Comprehensive General Plan maps indicate slope contours, soil and rock conditions and slope instability areas.
- The County has mapped all areas with slopes of 25 percent and greater. This program facilitates implementation of the Slopes and Erosion and Open Space and Conservation Policies.

The County also has established land use standards for hillside development which includes appropriate development designs, cut and fill, and grading on slopes and hillside areas. These areas are subject to the five following land use standards:

- The County shall require development on hillside areas to follow or flow with the natural contour of the site. Development shall be discouraged on ridgelines, canyon edges and hilltops. Any development in these areas shall be visually unobtrusive by sensitive siting and appropriate landscaping. Development is also discouraged on slopes in excess of 25 percent.
- All cut and fill slopes or combinations thereof shall be made no steeper than 2:1 (two

horizontal to one vertical) and their height shall be no greater than ten feet. These standards may be exceeded if a slope stability report states that such action will be safe.

- The County requires all roads to have a finished grade of no more than 15 percent.
- The County has a list of mitigation measures to insure slope stability. In addition, there is a land use suitability table for the various degrees of landslide risk.
- The County generally limits grading to the amount needed to provide stable areas for structural foundations, street right-of-way, parking facilities, and other intended uses. The estimated magnitude of the grading will determine how much additional information is required from the applicant (such as a grading plan, environmental assessment, and/or Environmental Impact Report).

The Riverside County Open Space Technical Advisory Committee is currently working on revising existing language concerning slopes and erosion. These revised policies will place more restriction, and require more information in conjunction with hillside developments. The revised policies will be presented to the Board of Supervisors in December of 1990.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 2 advocates open space designations in areas of natural hazards or scenic features. Steep slope areas and hillsides often have both of these characteristics. This policy may help discourage development in these areas, thus reducing the potential for erosion and visual blight.

Growth Management Element Policy Number 5 advocates clustering development as a technique that promotes open space protection. Clustering of development could allow areas prone to soil erosion or areas of scenic value to remain as open space. Other areas less prone to soil erosion or with less value as scenic resource could then be used to accommodate development.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does provide a management tool for the entire County.

The Growth Management Element Map shows various designations throughout the entire County. Projected population growth will increase the pressure for development on hillsides. In addition, some of the designations of the Growth Management Element Map occur in areas with steep slopes and are susceptible to erosion. The programs and land use standards addressing slopes and erosion, will adequately mitigate the hazards associated with slopes and erosion.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to slopes and erosion resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to slopes and erosion resulting from the Growth Management Element Map.

MITIGATION:

None required.

SOLID WASTE

ISSUE:

The rapid growth occurring in the County is filling up existing landfills. New sites are needed to accommodate the increased wastes generated daily. Landfill waste disposal sites require large quantities of land and have many potential impacts on surrounding land uses. As a result, the acquisition of new sites requires significant advanced planning.

The impacts of landfill sites on surrounding land uses need to be mitigated and an ultimate land use should be determined for the finished landfill site. Specific landfill management techniques as found in the policies and programs below can help to mitigate the impacts of the landfill sites.

The development of new alternative energy technology has also demonstrated the potential use of landfills as energy sources which may become another alternative energy source to be used in the future.

LOCAL AND REGIONAL SETTING:

The County currently owns and operates ten Class Two landfills and two transfer stations. There is one privately owned and operated Class Two landfill, and no active landfills are located within a city. In addition, there is a proposal to convert Eagle Mountain, a former mining area located south of the Joshua Tree National Monument and north of Desert Center, into a Class Two landfill. Eagle Mountain would accommodate 20,000 tons of trash a day from Los Angeles, and would be hauled in by rail. This landfill would have a life expectancy of 100 years.

Of all eleven active landfills, six are funded by fees collected at the gates of the landfills. These landfills are not concerned with where the waste was generated or collected. The remaining five landfills receive funding from assessment districts and serve the specific areas funding those landfills.

CURRENT COUNTY POLICY ON THE ISSUE:

Some of the General Plan programs addressing solid waste are:

- The County shall update the Solid Waste Management Plan every three years. By implementing this plan, the County will be able to assess disposal service needs in existing and developing areas.
- The County shall require mitigation measures for landfills to reduce the impacts on

surrounding areas.

- The County shall require garbage collection for all new Category I, II, V development.

Two land use standards regarding solid waste are:

- New development should have sufficient available solid waste disposal capacity and life expectancy, within a reasonable distance of the project.
- The County shall initiate steps to rehabilitate closed disposal sites into land uses compatible with the surrounding environment.

In addition to the existing General Plan programs addressing solid waste, the recently passed state law Assembly Bill 939 titled the California Integrated Waste Management Act requires changes to the way the County addresses solid waste issues. Some of the new requirements under this law are:

- Strategies shall be developed to reduce the baseline volume of solid waste entering landfills by 25 percent by 1995, and this percentage must be up to 50 percent by the year 2000. These targets will be primarily met through source reductions, recycling, and composting.
- The current California Waste Management Board will be replaced with the California Integrated Waste Management Board. This new board will also cover source reduction and recycling plans.

IMPACTS OF THE GROWTH MANAGEMENT POLICIES:

Policy Number 2 of the Growth Management Element states that the County shall implement a comprehensive open space program that will include natural hazard areas as open space. Areas next to existing landfills, as well as rehabilitated landfills, can be considered natural hazards. This policy will help ensure against inappropriate land uses on such sites.

Policy Number 8 of the Growth Management Element states that incentives shall be used to minimize usage of limited resources, such as solid waste disposal sites. Policy Number 8 also states that community-based recycling efforts should be encouraged. Both of these efforts will reduce the amount of trash entering landfills, thereby increasing the longevity of existing landfills and reducing the need for new and expanded disposal sites.

Policy Number 9 of the Growth Management Element states that the County will establish level of service standards, and all County programs will be oriented to meet these standards. This reinforces the current County policy of requiring garbage collection for all new Category I, II and V developments.

Policy Number 18 of the Growth Management Element states that the County Capital Improvements Plan will commit funding to approved projects, such as new or expanded solid waste disposal sites, based on the priorities assigned to them by the Board of Supervisors. This will formalize the process of allocating funding to needed facilities.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does provide a management tool for the entire county. This will provide the predictability needed by public and private entities to plan for the future.

The Growth Management Element Map recognizes that population growth will take place, and will translate into more waste generated. New or expanded solid waste disposal sites will be required to handle this additional waste. The Countywide Development Mitigation Fee will help ensure that new development will pay its fair share of the services required, and the County Capital Improvements Plan sets up mechanisms to fund projects needed to accommodate the expanding needs of the County.

In addition, the new state law Assembly Bill 939 requires reductions in the volume of waste entering landfills by source reduction, recycling and composting. This will extend the life of existing landfills, and reduce the need for new or expanded solid waste disposal sites.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts involving solid waste resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts involving solid waste resulting from the Growth Management Element Map.

MITIGATION:

None required.

WATER QUALITY

ISSUE:

Riverside County has a variety of water resources including lakes, rivers and groundwater basins. Population growth can put a strain on local water resources, sometimes resulting in water quality degradation. Some of the water quality problems which have occurred within Riverside County are related to inadequate subsurface sewage disposal, agriculturally-related problems such as citricultural runoff in the western county and increasing salinity of desert groundwater basins, sediment buildup of water storage bodies from construction-related erosion, lake water quality problems, and "nonpoint source" pollution due to urban stormwater runoff. The federal and state governments have responded to water quality problems by adopting legislation mandating that all governmental agencies implement actions to protect and improve water quality.

LOCAL AND REGIONAL SETTING:

Riverside County lies within four water district basins. These basins are defined by the State Water Resources Control Board which regulates water supply usage. Basins located within Riverside County include the Santa Ana River Basin, the San Diego Basin, and West Colorado River Basin, and the East Colorado River Basin. The State Department of Water Resources has also identified 29 groundwater basins within Riverside County.

CURRENT COUNTY POLICY ON THE ISSUE:

The five General Plan Programs addressing water quality are:

- The County shall continue to work with regional associations of governments to maintain and implement the State Basin Plans and the Federal Section 208 Regional Water Quality Management Plans. These efforts will continue to identify water quality problems and solutions.
- The County shall monitor water quality impacts of agricultural areas.
- The County shall continue to support the monitoring of groundwater quality and levels in Riverside County's groundwater basins.
- The County shall support programs that encourage water conservation.
- The County shall evaluate and monitor the erosion and sedimentation impacts from grading and construction activities on the County's lakes, streams, rivers, and reservoirs.

The County's land use standards regarding water quality are:

- To encourage the use of low water usage plants and water-efficient irrigation systems. These measures are implemented through Ordinance 348.12 of the Riverside County Land Use Ordinance.
- To send a copy of all land development applications to the Environmental Health Services Division of the Health Department for their assessment of potential water quality impacts. The Environmental Health Services Division forwards land development applications with potential impacts on water quality to the appropriate Regional Water Quality Control Board. Such development proposals will be required to mitigate any significant impacts.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Policy Number 2 of the Growth Management Element states that the County shall implement a comprehensive open space protection program that will include natural resources, such as key watershed areas. This policy will address the impacts of development occurring in areas identified as important watershed. This policy could be implemented by designating these areas as open space.

Policy Number 3 of the Growth Management Element states that programs and policies shall be developed to ensure the long-term protection of agricultural areas. In addition, criteria for conversion of agricultural areas to other uses will be developed. The viability of agriculture should be assessed using a variety of criteria including climate, soil, the cost of economic resources such as land, water, and labor, availability of markets, and, general suitability of an area for continued agriculture use. Water quality plays an important part of the viability of agriculture. If water quality is poor, containing large amounts of salts, the crops that can be grown are limited to those that are salt tolerant. Also, salt build up in the soil requires additional water to flush the salts out of the root zones of the plants. This can prove to be expensive and contribute to sub-surface drainage and groundwater contamination problems. This policy reinforces the General Plan programs of monitoring water quality impacts in agricultural areas, monitoring the quality and quantity of groundwater, and developing programs to encourage water conservation, which includes agricultural practices such as drip irrigation.

Policy Number 5 of the Growth Management Element advocates clustering development to promote open space protection. Clustering development could allow those watershed areas to remain as open space. Other areas of the site, could be used to accommodate development. This would minimize the impacts on the watershed and water quality through project design.

Policy Number 8 of the Growth Management Element states that incentives shall be used to minimize usage of limited resources, such as water. Implementation of this policy will help reduce groundwater and surface contamination by reducing the amount of runoff and

seepage that may occur with changing land use.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does provide a management tool for the entire County.

The Growth Management Element Map shows various designations throughout the entire County. Increased population growth can translate into an increase in grading and construction activity throughout the County. Development activities have potential to impact water quality during a relatively short period of time. The County requires specific practices and procedures be followed during grading and construction activities to minimize the impacts on water quality.

The attainment of water quality standards is hierarchical in nature, involving federal, state, regional, and local government. The Environmental Protection Agency's initial emphasis was on attaining Federal Water Quality Standards for the effluent from sewage treatment plants. Now that this has been virtually accomplished, new emphasis is on non-point source programs. This will be implemented by the state preparing rules and regulations for the attainment of this program. Next, the State Water Quality Control Boards in each water basin will implement the rules and regulations that are appropriate for addressing the concerns of their region. This will occur primarily through the development of "Best Management Practices" for the reduction of non-point sources, and will most likely be implemented through cities and the County requiring "Best Management Practices" as conditions of approval. This will help mitigate the impacts that non-point sources will have on water quality. Increased population growth will also require the building of additional waste disposal facilities. The County's Solid Waste Management Plan addresses the impacts of solid waste disposal sites on water quality and provides for appropriate actions to avoid these impacts.

Increased populations will also require an increase in human sanitary and industrial waste disposal. Sewage treatment plants should not have a detrimental effect on the water quality because these plants must adhere to state standards. Septic tanks should not have a negative effect on water quality because the County requires a sewage disposal feasibility report, Regional Water Quality Control Board clearance, or other pertinent information prior to the permitting of septic tanks.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts involving water quality resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts involving water quality resulting from the Growth Management Element Map.

MITIGATION:

None required

WILDLIFE

ISSUE:

The wildlife in Riverside County is very diverse in the size, shape, form and differentiation of the species. All wildlife share a common unity in their adaptation to climate and environmental conditions. Although ecological conditions may fluctuate and affect the various animal habitats, the migration of wildlife is determined by the distribution and variety of vegetative communities, water, and for some species, by the existence of rocky outcrops, farms, buildings, towns, and gardens.

In many instances, animals may be forced by competition or human interference to utilize marginal habitats in which they would not otherwise be found. Habitat of this type may provide conditions for sustenance but usually not for reproduction. Wildlife exist only where there is adequate habitat to meet their needs. If the habitat disappears, so do the animals it supports. Man modifies the environment quickly and fauna and flora often do not have time to adapt. This means manipulation of the environment can, in the short term, have considerably more influence and a more lasting effect on wildlife and its habitat than nature.

LOCAL AND REGIONAL SETTING:

Western Riverside County contains several types of threatened habitats. Riparian habitats, which often provide the only cover and water within urban areas, support numerous wildlife species (herons, least bell's vireos, yellow-billed cuckoo). Lakes and reservoirs support wintering birds of prey (bald eagle at Lake Mathews) and thousands of migrating waterfowl. Coastal sage scrub and chaparral habitats support the deer, quail, foxes, ground squirrels and numerous birds of prey.

Species potentially affected in the San Jacinto and Santa Rosa Mountains, and the Coachella Valley include peninsular bighorn sheep, southern rubber boas, the Coachella Valley fringe-toed lizard, and the flat-tailed horned lizard. The latter two species, which occur in the sand dune habitats of the Coachella Valley, are of special concern because of their limited distribution and strict habitat requirements.

In the eastern portion of the County of Riverside, major waterfowl migration and wintering areas are the Colorado River and the Salton Sea. Complicated management and legal decisions will be needed to ensure that demands for river water are met, while maintaining the viability of the river itself. Agricultural practices are also impacting wildlife in the County by the conversion of native habitats to cultivate crops, and the diversion of water for crops and livestock. If wildlife in the County is to survive, wildlife resources must be managed through the planning process for a number of reasons. Reptiles and amphibians contributed to the advancement of vertebrate physiology and embryology. Mammals that feed on the many species of rodent populations are of great aid in pest control. Fish, as well as game

animals, are valuable in terms of outdoor recreation. Management of all varieties of wildlife utilizing the planning process will assure the continued viability of wildlife habitat within the County and will benefit both current and future generations.

CURRENT COUNTY POLICY ON THE ISSUE:

- The Riverside County General Plan identifies and utilizes lists of rare, endangered, and threatened wildlife species as designated by the State of California and the Federal government. Wildlife habitats are also identified by the State and Federal governments. This information is included within the General Plan's mapping system. A data base is used to determine the species and/or habitats that should be mapped on the wildlife map, which is then used to indicate when a proposed project is located within or near an identified habitat area.

The General Plan also contains programs and standards that mitigate adverse impacts on wildlife which arise as a result of development. These programs provide for the preparation of wildlife management plans to establish frameworks for wildlife preservation. Additionally, there are standards and policies that require the mitigation of adverse effects upon wildlife through programs relating to specific species, as well as requiring developers to mitigate such adverse effects by requiring the replacement of habitat features and other mitigation measures that may be needed as determined from specific biological surveys.

- The County will require the mitigation of project related impacts upon these sensitive wildlife communities, in order to ensure the continued viability of the impacted vegetative communities, in accordance with the provisions of the California Environmental Quality Act (CEQA). The County shall also preserve those areas identified as being especially representative of an unusual wildlife community through the setting aside of those areas as open space. Such open space areas shall be indicated upon the County's Resource Maps.

Any proposed future development in an identified sensitive wildlife area or in an area with the potential of containing sensitive wildlife, shall be evaluated individually and cumulatively for the potential impact upon wildlife and vegetation. Detailed biological reports, including inventories, impact assessment, and mitigation measures, shall be prepared and submitted with substantial development proposals.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 1 states that the Growth Management Element Map will serve as a basis for all land use and public service planning activities. Use of the map in this manner will be a positive asset in protecting wildlife in the County. As information becomes available, the County will be able to identify the location of sensitive wildlife communities, and those areas which are representative of unique wildlife resources.

Growth Management Element Policy Number 2 addresses the issue of wildlife by stating that the County shall develop, fund and implement a comprehensive open space protection program that identifies important natural areas and provides effective mechanisms to protect them. Further, this policy will be utilized to develop management strategies for biological habitats, and those natural areas that have biological diversity where development may impact multiple species of wildlife.

The Riverside County Open Space Technical Advisory Committee has begun to address implementation of this policy through several methods:

Reviewing present COMPREHENSIVE GENERAL PLAN POLICIES which address wildlife resources and considers revisions to broaden its definition and interpretation.

DEVELOPMENT CREDITS AND CLUSTERING PROGRAMS to existing open space designations to protect key wildlife resources and to discourage development in sensitive areas and encourage development in less sensitive areas.

ANIMAL CROSSING PLANS which evaluates eligible highways to create corridors, in order to allow movement between adjoining habitats and thereby reduce cross-breeding within the species.

ACQUISITION OF LAND PLAN which will establish the purchasing of lands or development rights by utilizing public and private funds from various local, state, and federal sources.

DENSITY TRANSFERS which will allow open space easements on undeveloped areas to avoid environmental hazards and to protect biological diversity.

DESIGN INCENTIVES which will encourage clustering, mixed use development, design methods and other innovative approaches that promote open space preservation by amending the General Plan, the Subdivision and Zoning Ordinances.

LOSS OF VEGETATION PREVENTION PROGRAMS which will mandate that during and after earthmoving operations, any exposed soil surfaces be reestablished with vegetation to bind the soil and prevent water and wind erosion. The purpose is to reestablish a natural vegetative appearance, because that can affect wildlife in the area.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map recognizes that the population of the County will increase. The map does provide a management tool to identify visually where development will be encouraged and where open space should be preserved, in order to protect endangered and sensitive wildlife habitats. In addition, one element of the Multi-Species Habitat Conservation Plan (MUSHCOP) is to identify large open space corridor areas. Once this plan is completed, this information will be included on the Growth Management

Element Map. This will be a critical step in clarifying appropriate open space areas that should be preserved.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts involving wildlife resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts involving wildlife resulting from the Growth Management Element Map.

MITIGATION:

None required.

WIND EROSION AND BLOWSAND

ISSUE:

Wind erosion most commonly occurs when barren sand or sandy loam soils are exposed to high wind in the absence of moisture. Alluvial fans, vacant agricultural land, and sandstone cliffs in arid locations are especially prone to wind erosion, although wind erosion is not limited to these areas. Human activity can increase wind erosion by disrupting soil formations and compaction, disturbing the stabilizing and windbreaking effect of dunes, and most significantly, removing surface vegetation and its stabilizing effects.

Blowsand is the result of wind erosion and occurs due to natural conditions. Blowsand can cause significant damage to property, and also results in the nuisance and expense of removing sand from roadways and other property, where it interferes with normal activity. Additionally, blowsand introduces a high level of suspended particulates into the air, and can create respiratory problems due to poor air quality. To complicate the issue blowsand areas provide habitat for wildlife species, such as the Fringe Toed Lizard. Thus the County wishes to protect the current blowsand habitat, while at the same time reducing the impacts to current and future development around these areas. In addition, the County does not want to create new blowsand areas by allowing unsuitable human activity in areas subject to wind erosion.

LOCAL AND REGIONAL SETTING:

The San Gorgonio Pass and flood plain of the Whitewater River are prone to wind erosion. In addition, agriculture in the western and eastern areas of the County, and the Palo Verde agriculture areas are also susceptible to wind erosion.

The major blowsand area in the County is located north and south of Interstate 10 traversing much of the length of the Coachella Valley. This area includes both incorporated and unincorporated areas.

CURRENT POLICY ON THE ISSUE:

- Development of control measures to reduce the impacts of wind erosion and blowsand.

The County has two land use standards that implement this program:

- The County shall request wind erosion control plans for developments proposed in wind erosion and blowsand areas. Blowsand areas are mapped on the General Plan Hazards

Map. Wind erosion or blowsand conditions may also be indicated by soil type, strong prevailing winds, or observation.

- The County has established mitigation for areas subject to wind erosion or blowsand that will protect the soil from wind erosion prior to disturbance of the land. The County will also recognize the value of blowsand areas as habitat for the Fringe Toed Lizard and recommends actions to protect this habitat in the Wildlife section of the General Plan.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 2 advocates open space designations in areas of natural hazards or natural areas necessary to protect biological diversity, such as wind erosion and blowsand areas. This policy may help discourage development in these areas, thus reducing the negative impacts associated with wind erosion or loss of habitat.

Growth Management Element Policy Number 5 advocates clustering development to promote open space protection. Clustering of development could allow areas prone to wind erosion, having unique scenic value, or that provide critical natural habitat to remain as open space. Other areas with less significance could then be used to accommodate the bulk of the development.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does provide a management tool for the entire County.

The Growth Management Element Map shows various designations throughout the entire County. This development pattern will result in an increase in population which may increase the pressure for development in areas prone to wind erosion. In addition, the Growth Management Element Map illustrates various designations in areas susceptible to wind erosion. The programs and land use standards addressing wind erosion and blowsand in the General Plan will adequately mitigate the hazards associated with wind erosion and blowsand.

SIGNIFICANT IMPACTS

POLICIES:

There are no significant impacts involving wind erosion and blowsand resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts involving wind erosion and blowsand resulting from the Growth Management Element Map.

MITIGATION:

None required.

VEGETATION

ISSUE:

The vegetation of Riverside County is exceedingly diverse in its size, shape, and form, yet, the various species of vegetation share a common unity in their adaptation to climate and environmental conditions. Although ecological conditions may fluctuate and affect various plant communities, these natural changes occur gradually with most species adapting by changing their physical form and structure.

As development expands in the County, the natural succession of vegetation is altered. This disturbance of vegetation results in changes that are often drastic in wildlife habitats, microclimates, water absorption and purification, soil erosion, fires, and to aesthetic quality. If the natural vegetation of the County is to survive, vegetation resources must be managed through a planning process. The State Legislature of California has declared that the plant diversity of the state is a valuable resource, entitled to protection and preservation. The management of vegetation will assure the continued viability of vegetative communities within the County for present and future generations.

LOCAL AND REGIONAL SETTING:

Native vegetation is an important element of the natural environment in the southern California region. Any or all conditions that affect habitat in the region, whether climatic, physiographic, edaphic (concerned with soil), or biotic (concerned with living organisms) may determine where different types of vegetation will occur. For example, the deletion of what people consider "weeds" from their natural environment, or replacing them with an agricultural product that is more productive, has often been done without regard for the possible environmental consequences.

The County of Riverside has taken the position that ensuring the conservation of vegetation is vital. The identification and conservation of native vegetation, including trees, shall be addressed at the earliest possible stages of the development process. This can be accomplished through the planning process to allow for proper project review so that sensitive plant species, populations and/or communities can be protected and preserved as directed by the State of California through the California Environmental Quality Act (CEQA).

CURRENT COUNTY POLICY ON THE ISSUE:

Current County programs that address planning for and preservation of vegetation follow.

- The County Planning Department shall maintain a data base to be used for determining and mapping areas that contain unique or unusual vegetation or plant communities.
- The County shall preserve those areas identified as being especially representative of an unusual plant community through the setting aside of those areas as open space, and require the mitigation of project related impacts upon these sensitive plant communities, in order to ensure the continued viability of the impacted vegetative communities, in accordance with the provisions of the California Environmental Quality Act (CEQA).

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 2 addresses the issue of vegetation in that the County shall develop, fund and implement a comprehensive open space protection program that identifies important natural areas and provides effective mechanisms to protect them. Further, this policy will be used to develop management strategies to preserve and protect those natural areas which represent biological diversity of the County. The Riverside County Open Space Technical Advisory Committee is proposing the following programs to identify and conserve native vegetation in the County.

- As a part of the Environmental Hazards/Resources Element update, the Open Space Technical Advisory Committee will be reviewing the vegetation section during the summer of 1990 and may recommend revisions to the Element.
- The Natural Diversity Data Base program can be utilized to determine the need for botanical surveys.
- The use of Botanical Survey Guidelines is proposed to direct biologists in determining the environmental impacts upon plants and plant communities that may not be listed by state and federal agencies. A botanical field survey would determine the extent to which rare plants will be affected by a proposed project when rare plants have historically been identified on the project site but adequate information for impact assessment is lacking. Also, the program can be used when no initial biological assessment has been conducted and it is not known whether rare plant habitats exist on the site.
- The inclusion of Sensitive Plant Communities as identified by the California Department of Fish and Game will enhance the General Plan program of identifying the location of sensitive plant communities by requiring identification of soils types (such as clay soils) where certain species of rare and endangered plants are found. The Open Space Technical Advisory Committee is also proposing the use of landowner agreements between an applicant and a Land Trust, Land Conservancy, or a Parks and Open Space District, as a method to ensure the continued viability of the impacted plant communities in accordance with the provisions of CEQA.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

Growth Management Element Policy Number 1 indicates that the Growth Management Element Map will serve as a basis for all land use and public service planning activities. Use of the map in this manner will positively impact the protection of sensitive vegetation in the County because as information becomes available, the County can identify the location of sensitive plant communities and those areas which are representative of unique plant communities. These areas will be indicated upon the County's Vegetation Resources Maps, which will be coordinated with the Growth Management Map in determining areas for vegetation preservation.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts involving vegetation resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts involving vegetation resulting from the Growth Management Element Map.

MITIGATION:

None required.

COMMUNITY PLAN AREAS

ISSUE:

There are numerous unincorporated communities scattered throughout Riverside County. Many of these communities have expressed a desire for additional policies and standards, specific to their individual community, to preserve their unique conditions and values. Not only do community plan areas establish policies, as community policy areas do, but they go further and indicate land use designations. Land use designations provide direction for the development of an area in an orderly fashion.

LOCAL AND REGIONAL SETTING:

Riverside County's population is increasing daily. Many of the new residents are coming from Los Angeles and Orange Counties. They can purchase the type of housing they want at a price that is still affordable in comparison to what is available in Los Angeles and Orange Counties. Many old and new residents like living in Riverside County because it is less crowded, has more recreational open space and a more relaxed atmosphere than surrounding counties. This lifestyle is being threatened as more and more new residents arrive.

Community Plans have been and will continue to be developed for many areas of the County. These plans can help to preserve the theme or identity of a community. Policies and land use designations are both determined for a community through the Community Plan process. Community involvement is important in the development of Community Plans. The Board of Supervisors can appoint an advisory committee, and public meetings and hearings are held to identify the community's concerns and needs.

CURRENT COUNTY POLICY ON THE ISSUE:

The Board of Supervisors directs the Planning Department, as necessary, to develop Community Plans. Several agencies and departments have programs that deal with community issues. Some of the programs are:

- Policies and land use maps are developed, with citizen input, to reflect community needs and desires through the community plan process. Creative solutions are developed to deal with issues like recreation, transportation, historical preservation and open space.
- Community Plans are amendments to the Comprehensive General Plan and therefore the various elements and ordinances must be revised to be consistent with the new Community Plan.

- Loans and grants are available to qualifying individuals for repair and rehabilitation of residential, commercial, and industrial buildings. Loans and grants are available through several departments and agencies.
- Funds and subsidies are available to provide and improve community services and facilities through the Economic Development Agency.
- Financial assistance is available for housing and economic development projects, in an effort to facilitate and promote community improvement and revitalization.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Several of the Growth Management Element Policies may have an impact on Community Plans. However, implementation of the various programs will result in positive impacts.

Growth Management Element Policy Numbers 4 and 9 deal with the development of phasing plans and level of service standards for public facilities and services. When facilities and services are adequately provided they can be an incentive to developers to provide the commercial, industrial and affordable housing developments that are in short supply in Riverside County. Land use allocation maps are very specific and designate the land use for each parcel in a community plan. Developers can use these maps to their advantage by proposing projects that are appropriate for a particular designation, thereby avoiding costly time-consuming changes of zone and general plan amendments. Service and utility providers can also use community plan land use maps to better predict future needs and develop their plans accordingly.

Growth Management Element Policy Number 5 recommends that the Comprehensive General Plan, Subdivision and Zoning Ordinances be amended to encourage and provide incentives for clustering, mixed use developments and other innovative approaches. Community Plan land use maps may be used to indicate areas where designations that incorporate clustering and mixed uses would work best in order to encourage developers to provide them.

Community Plans will identify the qualities and desires of existing communities, and will recommend measures to preserve or enhance them as directed by Growth Management Element Policy Number 11. This will be part of the community plan process which is intended to conserve, improve or enhance the existing community. There are currently five adopted community plans, and five are being developed. All of these plans take into consideration the unique concerns and needs of the individual communities and are intended to provide guidance for the development of an area.

Another policy that may affect community plans is Growth Management Element Policy Number 12, Jobs and Economic Diversity. Existing commercial and industrial land uses are

identified and potential sites are designated on community plan land use maps. The maps will be a method of encouraging commercial and industrial development within community plan boundaries. Since land uses will already be designated, it may speed up the development approval process.

Growth Management Element Policy Number 14 will establish guidelines for the placement of affordable housing through the Riverside County Housing Element. Locational guidelines have been developed for congregate care facilities and for a residential incentive zone (R-6). Other types of low-and-moderate income housing can still benefit from the development of locational guidelines. Some of the criteria the Housing Element program will consider include the definition of a distance factor between projects which considers the total number of dwelling units in existing and proposed affordable housing projects; location of affordable housing developments within reasonable proximity to public services and facilities; and, the dispersion of affordable housing units which are part of a larger development throughout the project site. These guidelines will be applied to community plans to provide incentives for developers to build a variety of housing affordable to all within the plans' boundaries.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map may have an impact on the development of community plans. The additional population that the map acknowledges will increase the need for community policies and plans. The map designates urban, rural community and rural designations, and because clustering and mixed uses are encouraged by the Growth Management Element policies, some areas will be developed more intensely than others under each mapped designation. This could result in the identification of additional community areas whose residents may request that their unique concerns and needs be met through the development of a community plan.

The Growth Management Element Policies confirm the need for the development of phasing plans and level of service standards for public facilities and services. The Growth Management Element Map should be used to assist in determining the level of service needed and where it is needed, during the development of a community plan. The Map will give service and utility providers an indication of where they should plan to provide their services. They can also determine the type of service they will need to provide, whether it is for urban, rural community or rural densities. Community plans will provide specific land use for individual parcels, which will assist servicing agencies. Service and utility providers can work in conjunction with the community residents and County planners as community plans are developed, to establish plans that will meet the needs of the community.

There are currently very few areas on the Growth Management Element Map that conflict with adopted Community Plans. Some of the areas in conflict were given the future choice designation on the Growth Management Element Map because a more in-depth review may be needed for issues such as the environment, infrastructure or major improvements. The

Growth Management Element Map is at a much broader level than community plan maps. Community plans are parcel specific and identify residential, commercial, industrial and open space land use allocations. Community plans will be used to further define the Growth Management Element designations and provide the predictability needed to plan for public and private facilities and services.

The Growth Management Element Map will reinforce the policies and land uses established by existing community plans. Future community plans will be able to use the Growth Management Element Map as a basis for the development of each plan. The Growth Management Element Map will also indicate which areas may have a potential need, or which areas may have a greater need, for a community plan.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to community plans resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to community plans resulting from the Growth Management Element Map.

MITIGATION:

None required.

COMMUNITY POLICY AREAS

ISSUE:

There are numerous unincorporated communities scattered throughout Riverside County. Many of these communities have unique conditions, needs and values. Residents in many of these communities have expressed a desire for additional policies and standards specific to their individual community. Community Policy Areas have been established to provide more direction or restrictions than countywide policies and standards.

LOCAL AND REGIONAL SETTING:

Riverside County is transitioning from a primarily rural county into a more urban one. This is especially apparent in Western Riverside County and in the Coachella Valley.

Many residents, both old and new, choose to live in Riverside County because of its more relaxed pace and rural environment. They see this image being threatened as the County's population continues to grow and new residents arrive daily from Los Angeles and Orange Counties. In an attempt to maintain Riverside County's rural image, Community Policies have been established for many areas in the unincorporated County. Riverside County's rural image is being maintained in various areas of the County through existing community policy areas and the development of new ones.

CURRENT COUNTY POLICY ON THE ISSUE:

The Planning Department currently prepares Community Policies when directed to do so by the Board of Supervisors. Several agencies and departments have programs that deal with community issues. Some of these programs include:

- Community Policies can be developed for an area when at least 30 percent of the property owners petition the Board of Supervisors, or when the Board of Supervisors requests their development.
- Community Policies are amendments to the Comprehensive General Plan and therefore must be consistent as mandated by state law. Creative zoning solutions are sometimes necessary to implement community policies.
- Loans and grants are available to qualifying individuals for repair and rehabilitation of residential, commercial, and industrial buildings. These loans and grants are available through several departments and agencies.

- Funds and subsidies are available through the Economic Development Agency for the provision and improvement of community services and facilities.
- Financial assistance is available through the Economic Development Agency for housing and economic development projects that will facilitate and promote community improvement and revitalization.
- Communities may also be the result of specific plans. Specific plans are large developments that provide a variety of land uses. These land uses are essential for the development of socially healthy neighborhoods. As these neighborhoods develop, they may form a community identity and this identity can be preserved through the establishment of community policies.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 11 provides for the development of socially healthy neighborhoods. Part of a socially healthy neighborhood is a feeling of community identity by its residents. Development within existing communities will be reviewed to ensure continuation of the identity or theme of the community. Growth Management Element Policy Number 11 will have a positive impact on existing communities regardless of whether community policies have been developed for a particular area.

The clustering and mixed use developments that are encouraged by Growth Management Element Policy Number 5 could result in the formation of new communities. As these areas evolve into communities, they might form an identity which could be protected by the development of community policies. Clustering and mixed uses would have a positive impact on the development of new communities within the County. New communities that provide for the social and economic needs of residents, including jobs and housing, could lead to reductions in traffic congestion and air pollution.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does establish a long range plan for the entire County. This will provide the predictability needed by public and private entities to plan for the future.

The Growth Management Element Policies provide for the recognition of existing and new communities. Many of these communities are identified by the Rural Community designation on the Growth Management Element Map. This designation provides for lower residential densities than found in urban areas, availability of public services and facilities, and identification of communities with distinct identities.

The Growth Management Element Map does acknowledge an increase in the County's population which may affect the individual communities within the County. However, project proposals will be reviewed by the Planning Department to ensure continuation of the identity or theme of the community.

The Growth Management Element Map will have a positive impact on Community Policy Areas because it will provide a direction for growth, in keeping with the intent of the Community Policy Areas. It provides a long range view of how population will be distributed in the County. The acknowledged population, however, is not expected to be achieved in 20, 30 or 50 years, or at anytime in the near future.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to Community Policy Areas from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to Community Policy Areas from the Growth Management Element Map.

MITIGATION:

None required.

HOUSING

ISSUE:

Rapid population growth and increases in land values and housing prices have presented Riverside County with the challenge of ensuring that all sectors of the population have access to adequate and affordable shelter. The distribution and availability, as well as the cost, of new and existing housing, are and will continue to be major concerns for the County.

LOCAL AND REGIONAL SETTING:

Riverside County is a major provider of housing in the Southern California Association of Governments region. Housing is both cheaper and more available in Riverside County than in Orange and Los Angeles Counties. As Riverside County provides moderate priced housing for former Orange and Los Angeles County residents, more and more local residents are priced out of the housing market, especially when wages are higher in neighboring counties than those in Riverside County.

The State Department of Housing and Community Development has identified affordability as the most critical housing problem in the State. This is true as well in Riverside County. It is not just lower income households that may experience affordability problems; middle income households and above may find it harder to meet their monthly rent or housing payment.

CURRENT COUNTY POLICY ON THE ISSUE:

The County currently has a variety of programs that deal with housing. The 1989 Draft Housing Element programs are concerned with the conservation of housing and communities, affordable housing, housing opportunity, provision of housing sites and the supply of housing. The Draft Air Quality Element, September 1989, contains programs that deal with achieving a better job to housing balance, but it should be noted that these are proposed programs, and currently are not adopted amendments, and may not actually reflect current policy. Examples of some of these programs follow:

- Through the Community Plan process, the Community Conservation Program develops new concepts for community design and integrates various land uses while reorienting residents' focus to neighborhood interaction.
- The Mortgage Credit Certificate Program provides assistance to qualified first-time homebuyers by means of a tax credit.

- Funding for a Special Needs Housing Program will seek to utilize all available funding programs in an effort to accommodate the housing needs unique to special needs groups. Special needs groups can include the homeless, elderly, handicapped, and single parent families.
- Jobs to Housing Balance Programs encourage and promote balanced development on a countywide and regional basis through incentives to encourage employers to locate within the County, the mixing of uses within specific plans and the utilization of redevelopment funds available for businesses to expand or locate in certain areas of the County.
- In an effort to conserve affordable housing, funding sources will be developed to purchase projects that are eligible to convert to market rate, to maintain their affordable status.
- The County will facilitate coordination between public and private groups in order to implement emergency shelter and assistance programs.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

The Growth Management Element Policies acknowledge that the population of Riverside County will increase, which will result in a demand for more housing. Riverside County has been providing ample amounts of market rate housing. Housing for people with low and moderate income is in short supply in Riverside County.

Growth Management Element Policy Number 14 reinforces an objective of the Housing Element which is to establish guidelines for the placement of and access to affordable housing. Developers will be encouraged to provide a full range of housing that meets all income levels throughout the County. Tax-exempt revenue bonds are available to developers to finance the construction of affordable housing and rental units. Incentives such as increased densities, flexible design standards and priority processing will be established to encourage and facilitate the voluntary development of a variety of lower cost housing.

Growth Management Element Policy Number 9 provides for the establishment of anticipated demographic needs to allow focus and coordination in addressing social and economic programs, which include housing.

The development of socially healthy neighborhoods is encouraged by Growth Management Element Policy Number 11. Policy and ordinance requirements will be established that encourage the development and conservation of socially healthy neighborhoods. These neighborhoods could contribute to a more balanced supply of affordable housing by providing a variety of housing that will meet the economically diverse needs of County

residents. Some of the elements of socially healthy neighborhoods are proximity to jobs, schools, and day care facilities; ethnic and economic diversity; nearby convenience commercial; and, potential mixing of certain commercial uses with residential uses.

Growth Management Element Policy Numbers 12 and 13 encourage jobs and economic diversity. These policies could indirectly affect the supply of housing. As new jobs become available, some employees will require housing, since it is unlikely that all will already be located close to their new job. Employers should be encouraged to locate in an area that will be able to, or already can, supply a range of housing affordable to all of their employees. Programs will be developed that emphasize job creation; at the same time, methods will be developed to provide affordable housing for the new employees. There should be a relationship between the wages of an employee and the access to nearby, affordable housing.

The Growth Management Element Policies will have a positive impact on the supply of affordable housing throughout the County by providing incentives to developers that build affordable housing. These Policies will also encourage commercial and industrial development but not to the detriment of affordable housing.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map will have a positive impact on the provision of adequate sites for residential development through the urban, rural community and rural designations. However, these designations do not dictate the type or affordability of housing. The type of housing refers to either single family or multi-family units. Housing that a person can buy or rent for 30 percent or less of their gross income is, according to the Federal Department of Housing and Urban Development, affordable. The Housing Element Programs will be the main tool to establish guidelines for the placement of a full range of housing affordable to all income ranges.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to housing resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to housing resulting from the Growth Management Map.

MITIGATION:

None required.

JOBS-TO-HOUSING BALANCE

ISSUE:

A "job-to-housing" balance is the concept that an area provides balanced housing and employment opportunities, so that most of the people living in an area can work there. Riverside County is not close to a balance. The County is housing-rich and job-poor. Many residents commute long distances to neighboring counties to their jobs. According to a 1986 report by Muse Inc., four out of ten County residents commuted to Los Angeles or Orange Counties to work.

LOCAL AND REGIONAL SETTING:

Rapid population growth in southern California and in Riverside County has led to severe impacts in various areas throughout the region. From 1970 through 1984, Los Angeles and Orange County accounted for nearly 80 percent of the growth in employment but only 45 percent of the growth in housing. Housing growth is occurring in Riverside and San Bernardino Counties, necessitating a long commute for many residents.

The existing regional imbalance of jobs and housing results in various adverse effects, including commuting distances and traffic congestion, degraded air quality, increased energy consumption, and a reduced range of employment opportunities available to residents who live in areas distant from employment centers (SCAG, 1982). The Southern California Association of Governments has developed several plans to deal with the above problems that are partially the result of the jobs-to-housing imbalance.

CURRENT COUNTY POLICY ON THE ISSUE:

The Comprehensive General Plan has elements that deal with the issue of jobs to housing balance. The Regional Element, Housing Element and the draft Air Quality Element have programs to improve the jobs to housing balance. Several other County departments have programs that also deal with this issue. Some of the County's programs include:

- Conformance with regional plans. Plans developed by the regional governments are incorporated into the general plan in order to obtain regional goals.
- An annual assessment will be done to see if the goals for the "jobs-to-housing balance" established by the Regional Housing Needs Assessment are being met.
- Enterprise zones have been established in both eastern and western areas of the County.

Enterprise zones provide financial incentives to stimulate private business and industrial growth in selected areas of the state.

- Incentives and technical assistance are provided by several County agencies to businesses considering location in the County.

IMPACTS OF THE GROWTH MANAGEMENT POLICIES:

There are several policies that will have a beneficial impact on improving the jobs to housing balance.

Growth Management Element Policy Numbers 4 and 9 deal with timely and adequate provision of public services and facilities. Current and anticipated needs will be quantified so coordination can be achieved in providing for the social and economic needs of County residents. Jobs and housing definitely fall into these categories. The number of housing units needed within the County has been established by the Housing Element; however, the location of existing jobs and where County residents work has not been quantified. These estimates would be helpful for agencies that are trying to encourage businesses to locate within the County.

Growth Management Element Policy Number 5 provides for incentives to be established for the development of mixed use projects. These projects will be encouraged to build housing affordable to the employees of the jobs they will be providing. In this manner, employees could live close to work, and traffic congestion would be reduced and air quality would be improved.

Growth Management Element Policy Numbers 6 and 7 will take a proactive approach to transportation. Improvements in the existing transportation system would encourage more businesses to locate in the County because they would be able to distribute their goods without facing the traffic congestion found in surrounding counties. The road system would not be the only transportation system improved; others might include airports, public transportation, rail, pipelines and utilities in order to better move goods as well as people around the County and the region. The designation of an entity to deal with comprehensive transportation planning would ensure that all public transportation needs are met adequately and efficiently.

Jobs and economic diversity are encouraged by Growth Management Element Policy Numbers 12 and 13. Commercial and industrial development will be emphasized to create jobs and economic diversity. This will be accomplished by the development of an economic strategy for the County.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does acknowledge an increase in the County's population. The urban, rural community and rural designations will provide adequate space for both housing and jobs to accommodate the increased population. The map will have a beneficial impact by providing a direction for the placement of commercial and industrial development and indicate where public facilities and services will be located to best serve them.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to achieving a job to housing balance from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to achieving a job to housing balance from the Growth Management Element Map.

MITIGATION:

None required.

OPEN SPACE

ISSUE:

The largest resource areas within the County of Riverside are open space areas. Appreciation of open space, undeveloped lands, and natural areas has increased in an era of growing urbanization and environmental degradation. Until recently considered to be in abundance, open space is a resource that recently has come to be recognized as significant and diminishing.

Urban development within Riverside County is eliminating increasing amounts of open space areas that have recreational, ecological and scenic value. The protection and preservation of remaining open space areas from urbanization has become a major issue. Although the term "conservation" first brings to mind the protection and management of national forests and wildlife, it applies as well to mineral resources, soils, water, vegetation, scenic vistas, cultural resources, and even the air we breathe. Conservation is basically the process of managing all natural resources over a long period of time. It serves to regulate land uses that could lead to degradation of the environment through pollution or loss of productive capacity. Open space preservation can serve many purposes, including the preservation and enhancement of environmental resources and the proper management of environmental hazards. Open space areas also provide a diversity of benefits to County residents.

LOCAL AND REGIONAL SETTING:

Whether land that has been set aside for open space purposes in southern California will be developed in the future will depend upon the methods and reasons originally used for its preservation. Land that was set aside as open space in the past due to environmental hazards may in the future be allowed to be developed if new technology makes it possible to mitigate the adverse effects of hazards on development. An area of much concern and controversy is the proposed routing of major highway systems through open space areas and natural parks in Riverside County. Many people question the need for new residential development and expanded highways at the expense of losing limited open space areas and natural parks. Riverside County has acquired some land, and plans to acquire more in an effort to preserve and protect open space areas where endangered species presently exist. However, rapid increases in the price of land have made acquisition difficult.

CURRENT COUNTY POLICY ON THE ISSUE:

The County of Riverside has established an objective to protect, preserve and maintain environmental resources, and maximize public health and safety in areas where significant

environmental hazards exist. The following programs were established to meet these objectives.

- The Open Space and Conservation Inventory delineates areas that have significant open space or conservation value.
- The Open Space and Conservation Map designates areas with critical resources and natural hazards which are to be preserved in open space or conserved for resource development.
- Hazards and Resources Maps consist of individual and composite information maps of environmental hazards and resources that may affect development potential.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 2 addresses the issue of open space resources, by requiring that the County shall develop, fund and implement a comprehensive open space protection program that identifies important natural areas to meet future open space and recreation needs of residents, protect scenic features and corridors, and maintain natural hazard areas for open space use. Furthermore, this policy will be utilized to develop management strategies for biological habitats and those natural areas that have biological diversity.

The Riverside County Open Space Technical Advisory Committee has begun to address implementation of this policy through several methods:

Reviewing present COMPREHENSIVE GENERAL PLAN POLICIES which address wildlife resources and considering revisions to broaden their definition and interpretation.

Creating DEVELOPMENT CREDITS AND CLUSTERING PROGRAMS which will protect open space areas by requiring dedications of open space in sensitive areas in exchange for small concentrated developments or transfer of density to less sensitive areas.

These methods and others are positive measures in preserving open space areas. In many instances, animals may be forced by competition or human interference to utilize marginal habitats in which they would not otherwise be found. Wildlife exists only where there is adequate habitat to meet their needs. If the habitat disappears, so do the animals it supports. This policy supports General Plan programs and standards that mitigate adverse impacts on open space areas that contain wildlife. These wildlife management plans establish frameworks for wildlife preservation and require developers to mitigate impacts on wildlife, as determined through biological surveys. This policy will encourage acquiring and preserving open space, not just for wildlife, but for County residents' use as well.

Growth Management Element Policy Number 3 supports and expands upon the General Plan policies that protect agriculture by establishing buffers and other measures to address incompatible neighboring uses.

Growth Management Element Policy Number 5 encourages the development of incentives that promote clustering and mixed use developments. In the past, residential lots adjoining farmland and rural areas were created with the intent of long term commitment to a rural lifestyle. This commitment became strained when residential areas were established near farmland and residents subsequently demanded the removal of agricultural activities near their homes. This policy will ensure that new development is compatible and consistent with activities presently established and approved.

The Riverside County Open Space Technical Advisory Committee is addressing implementation of open space policies through:

Reviewing and revising the Environmental Hazards and Resources Element of the Comprehensive General Plan to create policies and land use standards that improve the County's methods of protecting open space. Open Space and Conservation designations are being developed that address protection and conservation of riparian/wetland areas.

Preparation of transfer of development credits and clustering programs to apply to the Mountainous Areas designation on the Open Space and Conservation Map, thereby discouraging development in environmentally hazardous and sensitive areas, and encouraging development in less sensitive areas.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does provide a long range management tool for the entire County. This will enable service providers the ability to plan for the appropriate levels of service to areas based on the designation displayed on the map.

The Growth Management Element Map acknowledges that the population of the County will increase. This increased population will require open space for active and passive recreation. Open space can also provide important physical, social, aesthetic and ecological benefits to County residents and visitors.

The Growth Management Element Map identifies existing and potential open space resources, which will help to focus efforts on these areas. Funds are often limited to acquire, preserve and develop open space areas. By concentrating efforts, the funds can be used most advantageously to acquire, preserve and develop open space.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to open space resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to open space resulting from the Growth Management Map.

MITIGATION:

None required.

POPULATION GROWTH

ISSUE:

The 1980 Federal Census determined the population of Riverside County, including both unincorporated areas and cities, to be 663,923. The latest estimates from the California Department of Finance put the entire county total at 1,110,021 as of January 1, 1990. In just nine years the population has grown by nearly 70 percent. Many of the new residents came for the quality of life they perceived in Riverside County; many more came for the lower priced housing.

Housing is available and affordable in Riverside County when compared with Los Angeles and Orange Counties. The price and quantity of housing has brought many new residents who still commute to jobs in surrounding counties.

Services and facilities in some cases have had difficulty keeping pace with the County's rapid growth. More than ever, coordination and cooperation between the County, cities, and public and private service and facility providers is essential to maintain an acceptable quality of life.

LOCAL AND REGIONAL SETTING:

The Center for Continuing Study of the California Economy reports that a dominant trend throughout California, as well as Riverside County and the Southern California Association of Governments' region, has been the substantial population growth at the fringes of existing major metropolitan areas. This trend will more than likely continue through the 1990's. Riverside and San Bernardino Counties ranked two and three in population growth in the state, between 1984 and 1989, with each county growing by more than 30 percent. Both counties are projected to lead the region's population growth to the year 2000.

According to The Center for Continuing Study of the California Economy, population growth will be accompanied by job growth. Riverside County could be the recipient of just such growth. Riverside County is in a good position for attracting businesses due to low land costs, a convenient location in relation to regional job centers (such as Los Angeles), and a large labor force.

CURRENT COUNTY POLICY ON THE ISSUE:

Current County policy is to achieve consistency with the population forecasts developed by the Southern California Association of Governments (SCAG). SCAG has forecast

population estimates to the subregional level. There are four subregions in Riverside County. Each subregion has forecasts for population, housing and employment. The current numbers are currently being incorporated into the Comprehensive General Plan, replacing the 1982 forecasts, and should be adopted in the fall of 1990. These numbers form the basis of SCAG's plans: the Growth Management Plan, Regional Mobility Plan, Air Quality Management Plan and Regional Housing Needs Assessment, which are known collectively as the Regional Strategic Plan. The draft Air Quality Element and the draft Housing Element have developed programs that address the numbers and needs identified by SCAG in the Regional Strategic Plan.

Some of Riverside County's Comprehensive General Plan programs are:

- Develop forecasts of population, housing and employment in cooperation with cities, special districts and the regional councils of government.
- The County participates in developing the SCAG region's forecasts for 20 year periods in 5 year increments.
- The County participates in the development of functional programs at the regional level.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

The Growth Management Element Policies will allow for a population increase above SCAG's projection for 2010. However, the Growth Management Element is looking at 30, 50 or more years into the future. The Growth Management Element Policies provide a framework within which the County addresses growth issues. The development and implementation of the Growth Management Element Policies will mitigate the effects of the projected population growth.

Most of the Growth Management Element Policies affect or will be affected by the population growth projected for Riverside County. Urban development threatens open space and agricultural areas. Growth Management Element Policy Numbers 2 and 3 require the development of open space and agricultural protection programs which will be established to ensure the preservation of areas that have recreational, aesthetic, ecological, or scenic value, or are in productive agriculture. Currently, the Riverside County Open Space Technical Advisory Committee is developing an open space protection program. The Agricultural Element of the Comprehensive General Plan will be completed in 1992.

The development and implementation of phasing plans for public facilities and services, establishment of standards for levels of service, and coordination of capital improvements needs will all result in the adequate and timely provision of services and facilities to meet the needs of an increasing population. Growth Management Element Policy Numbers 4, 9 and 10 deal with these issues. The development of many of the programs associated with

the various plans will require cooperation between agencies and jurisdictions in order to be implemented effectively.

Growth Management Element Policy Numbers 6 and 7 promote the coordination of transportation functions and the development of a Comprehensive Transportation Plan. The Comprehensive Transportation Plan will be developed to meet the needs of the unincorporated County and to coordinate with cities and other affected agencies. The Transportation Plan will develop programs that encourage alternate modes of transportation, level of service standards, and standards for the design of highways.

As the additions and modifications established by the Transportation Plan occur, the transportation system will operate more efficiently and will be better able to handle the additional population. Some of the potential impacts of population growth on the transportation system will be mitigated by Growth Management Element Policy Numbers 6 and 7. Other Growth Management Element policies address the handling of the various aspects of growth and provide mitigation.

Resource conservation measures will be implemented by Growth Management Element Policy Number 8. An increase in the County's population will result in an increase in the consumption of natural and man-made resources. In order to mitigate this additional consumption, programs will be developed that recycle products, use reclaimed water, encourage solar heating, conserve water and develop alternate fuels.

Growth Management Element Policy Number 11 promotes the conservation, improvement and enhancement of neighborhoods. This applies to both existing and proposed neighborhoods. Neighborhoods in redevelopment areas are especially encouraged to provide commercial and industrial development so that a better balance of jobs to housing can be achieved in existing neighborhoods. The Redevelopment Agency already provides incentives for businesses to locate within redevelopment areas.

Emerging neighborhoods are encouraged to meet the needs of residents with the use of clustering, mixed uses, social and economic diversity, a full range of housing and the provision of services and facilities. A full range of housing means that multi-family and single family dwelling units are provided, and that they are affordable to not just medium and upper income categories but to low and moderate income categories as well.

As existing and new neighborhoods are conserved, improved and enhanced, new residents will be motivated to locate within them because all their needs, from jobs to housing to commercial and health services could be met within a convenient distance. Reductions in traffic congestion and air pollution could result because residents in these neighborhoods could decrease the number of miles they travel to avail themselves of services, jobs and housing. The population growth would be distributed throughout the County, and existing and new infrastructure would be more efficiently used.

Jobs and economic diversity are the theme of Growth Management Element Policy Number 12. This policy encourages the development of commercial and industrial projects in the County. An emphasis on commercial and industrial development is expected to bring more jobs to the County. As a wider range of jobs becomes available to County residents, the result could be fewer people commuting to jobs outside the County. More jobs in the County would help reduce traffic congestion and air pollution, and contribute to a healthy economy.

Growth Management Element Policy Number 13 promotes increasing the ratio of jobs to housing. Riverside County has been the recipient of a large quantity of housing developments. Unfortunately, the number of jobs has not had the same dramatic increase. According to the Southern California Association of Governments Growth Management Plan, "This imbalance tends to perpetuate longer distance work commutes, increasing transportation congestion, and reducing the social and economic diversity of communities".

At the present time, there is not a method to quantify the amount of jobs and housing in the County. Growth Management Element Policy Number 13 proposes the establishment of data systems to monitor existing and future jobs and housing. Data will be collected on the type, number and location of jobs and housing throughout the County. This information will be useful to decision makers in determining the impact of a project on a particular area and enables them to require suitable mitigation to achieve a better jobs to housing ratio.

Growth Management Element Policy Number 19 requires that new development be analyzed to ensure that it will not burden existing resources and that mitigation will be proportionate to the impact the development will have on County resources. Fiscal impact reports provide an understanding of the cumulative impacts of major projects on County resources.

Overall, the Growth Management Element Policies will have a positive impact on population growth in the County by addressing the social and economic needs of County residents. The programs laid out in the policies set up mechanisms to ensure that the residents' needs are met regardless of the number of residents.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map will allow for a population which will exceed the SCAG 2010 population projection of 1,185,266 for the cities and 630,546 for the unincorporated area of the County (which totals 1,815,812). The potential maximum population resulting from the urban, rural community and rural designations of the Growth Management Element Map is 2,135,892 for the unincorporated County. The small and scattered populations in open space and agricultural areas will raise the projection slightly. Determining the population in open space and agricultural areas is difficult because the unique conditions found in these areas can result in a wide variety of lot sizes. For example, excessively steep slopes may result in lots much larger than the minimum permitted. Large

agriculture holdings may have more than one residential dwelling unit, in order to provide housing for agricultural workers.

The Growth Management Element Map is a longer range view than SCAG's 2010 projections. The Map is not expected to reach its potential population for 30, 40 or 50 years or more. It is a management tool used to understand future development patterns and provide the predictability needed to plan for the future.

The urban, rural community and rural designations on the Growth Management Element Map cover approximately 11.2 percent of the entire County. Cities are an additional 7.3 percent. These areas together constitute for approximately 18.5 percent of the County and, for the most part, would be available for various types of residential, commercial and industrial development. These areas will provide more than enough land to accommodate the Southern California Association of Governments' 2010 population projection. The jobs, services and facilities required to meet the needs of County residents will be provided, for the most part, in the urban and rural community areas. Commercial and industrial development in rural areas will be limited to uses appropriate for the area.

The increased population will need recreational open space, not just in the form of developed parks, but natural park areas also. The Comprehensive General Plan has established a minimum standard for both of these types of open space. The standard is one acre of developed park per one thousand population, and 25 acres of natural park per one thousand population. The need to preserve open space for the potential population becomes imperative, as development continues to accelerate in the County.

The Growth Management Element Map shows that approximately 72 percent of the entire County falls into the open space designation. However, local, state and federal agencies control vast amounts of these open space areas in the County. The Federal Bureau of Land Management oversees approximately 2500 square miles, or 34 percent, of the County's total 7310 square miles. In addition, National Parks, the Military, and the Bureau of Reclamation cover approximately 1000 square miles. Local water agencies have control over various water resources such as Lake Perris, Lake Skinner and Lake Mathews. Most of these areas are not in jeopardy of losing their open space designation, but the potential for loss should be considered since the County does not have complete control of these areas.

A large area of the County's open space is in the eastern portion of the County; however, the western portion of the County has the larger population. The open space in the eastern portion is primarily desert, while the western portion is largely National Forest. The eastern portion of the County can not be expected to meet the open space needs of the entire County. Since the largest population increase is expected in the western portion, open space areas should be established and preserved now, in order to meet the needs of the anticipated population. One element of the Riverside County Open Space Technical Advisory Committee's duties is developing programs and mechanisms to acquire open space to accommodate the needs of current and future residents.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to population growth from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to population growth from the Growth Management Element Map.

MITIGATION:

None required.

REGIONAL CONFORMITY

ISSUE:

Regional planning systems were set up with the intention that local governments, special districts, state and federal agencies would all use the same set of population projections as the basis for facilities planning and environmental protection. The regional planning systems function as a master environmental assessment.

Many planning problems such as traffic congestion and poor air quality affect many jurisdictions. The County participates in regional councils of government, which provide a forum in which these issues can be addressed.

The Riverside County draft Growth Management Element is a long range management tool for Riverside County. Coordination and cooperation with regional governments is essential if the objectives of the Growth Management Element are to be achieved.

LOCAL AND REGIONAL SETTING:

Growth management is a concern in Riverside County as well as throughout southern California.

The Southern California Association of Governments has adopted a Regional Growth Management Plan. The principal objectives of this plan are to coordinate regional and local land use decisions with respect to future growth and development, and to minimize future environmental impacts. The success of the plan is based on the voluntary participation of local jurisdictions. The Southern California Association of Governments' Regional Growth Management Plan along with their Regional Mobility Plan, Regional Housing Needs Assessment and the South Coast Air Quality Management Plan, all work together for the benefit of the region. The County has incorporated the Regional Mobility Plan and the South Coast Air Quality Management Plan into the draft Air Quality Element of the Comprehensive General Plan. The Regional Housing Needs Assessment was used in updating the Housing Element of the Comprehensive General Plan.

The County currently participates in both the Coachella Valley Association of Governments and the Western Riverside Council of Governments. Regional issues can be addressed more effectively if all jurisdictions work together for a resolution.

CURRENT COUNTY POLICY ON THE ISSUE:

The Regional Element of the Comprehensive General Plan contains programs that deal with active participation with councils of governments, the utilization of regional plans, policies and growth forecasts in guiding the distribution of future growth; and, planning for public facilities and environmental protection. Some of the programs include:

- Regional Development Guide Planning Program, which pursues an integrated approach to addressing developmental and environmental issues, and a coordinated response to state and federal mandates within the six-county region.
- Regional Growth Forecasts Program provides for the County's participation in developing the Southern California Association of Governments growth forecasts.
- Regional Plans for Air Quality, Water Quality, Transportation, and Housing Programs establishes that the County will participate in the development of regional plans and implement their solutions.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

The policies have a positive impact and encourage conformance with regional forecasts and plans. The Regional Growth Management Plan's objectives correspond to the Growth Management Element's goals. Growth Management Element Policy Number 4 states that public service development phasing plans shall be prepared for all areas of the County. The phasing plans will be tied to the Capital Improvements Plan to address the services and facilities needed. The Capital Improvements Plan will utilize the population forecasts that are provided in the Comprehensive General Plan which are consistent with the Southern California Association of Governments' population forecasts.

The County will coordinate and cooperate with other service providers to encourage the timely provision of all services. Since the phasing plans will use population forecasts as a basis for their development, the County and other service providers will be in conformance with the regional associations. When the phasing plans are being prepared, service and facility providers will be encouraged to participate so common goals can be established. With common goals the provision of services and facilities should be adequate and timely.

Growth Management Element Policy Number 7 promotes the designation of an entity that will take a proactive approach to the coordination of transportation functions. The entity will ensure that public transportation needs are met by coordinating with other agencies such as counties, cities, councils of government and transportation agencies. Currently, these functions are fragmented; by bringing them together under one agency, needs will be more adequately and efficiently met. When all the functions are brought together, goals will be established, providing a common direction for agencies to develop a comprehensive plan.

Voluntary cooperation with local and regional governments is encourage by Policy Number 10. The County will continue to participate in regional governments in an effort to more effectively implement regional plans.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does establish a long range management tool for the entire County. The Growth Management Element Map will allow for a population which will exceed the SCAG 2010 population projection of 1,185,266 for the cities and 630,546 for the unincorporated area of the County (which totals 1,815,812). The potential maximum population resulting from the urban, rural community and rural designations of the Growth Management Element Map is 2,135,892 for the unincorporated County. The small and scattered populations in open space and agricultural areas will raise the projection slightly. Determining the population in open space and agricultural areas is difficult because the unique conditions found in these areas can result in a wide variety of lot sizes. For example, excessively steep slopes may result in lots much larger than the minimum permitted. Large agriculture holdings may have more than one residential dwelling unit, in order to provide housing for agricultural workers.

The Growth Management Element Map has a longer range view than SCAG's 2010 projections. The Map is not expected to reach its potential population for 30, 40, 50 years or more. It is a management tool used to understand future development patterns and provide the predictability needed to plan for the future.

The map provides a logical growth pattern for the County with growth progressing outward from urban centers. The Growth Management Element Map can be utilized as a basis from which to discuss sphere planning with cities, and service provision by public service providers. The map provides direction for public and private entities, to provide or expand their services so they will be in place for the anticipated population.

The map will be revised periodically, based on factors such as existing and planned transportation corridors, existing and planned water and sewer facilities, reliable environmental and agricultural information, approved and existing areas of urbanization, community plan areas, community policy areas and community policies in Land Use Planning Areas, growth forecasts and known Southern California Association of Governments data. The County will work with the regional governments in an effort to provide the best population and housing forecast to better address the social and economic needs of County residents.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to regional conformity resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to regional conformity resulting from the Growth Management Element Map.

MITIGATION:

None required.

GROWTH MANAGEMENT ELEMENT MAP DESIGNATION: AGRICULTURE

ACREAGE AND LOCATION:

The Agriculture designation on the Growth Management Element Map comprises six percent of the unincorporated areas of the County of Riverside, or approximately 257,389 acres. The largest areas of agriculture production are located primarily within the eastern Coachella Valley, northwest of the Salton Sea; the Palo Verde Valley; north of Norco along the I-15; the area immediately east of Temecula; within the southern portion of the Santa Rosa area, west of Temecula; portions of the Hemet/San Jacinto Valley; and, south of Banning.

POTENTIAL POPULATION:

Agriculture areas generate a small population countywide. A minimal number of residences in conjunction with an agriculture use are allowed.

PURPOSE:

The purpose of the Agriculture designation is to protect areas that have long term value for agriculture production; to recognize the importance of agricultural areas in Riverside County's economy; and, to maintain agricultural lifestyles.

DEFINITION:

Agriculture areas are areas appropriate for current and future agriculture uses. Also, lands in these areas include land in agriculture preserves, and land designated Agriculture on the Open Space and Conservation Map.

RELATIONSHIP TO CURRENT COUNTY POLICY:

The Growth Management Element Map indicates the location of agriculture areas. Some of these areas are not depicted as Agriculture on the current Open Space and Conservation Map. An example of this is the Woodcrest area, south of the city of Riverside, which contains agriculture preserves that have had notices of non-renewal filed. For this reason, the Growth Management Element Map shows these areas as rural community.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 3 addresses the need for the development of policies to protect land that has a long term commitment to agriculture, and to identify the circumstances where conversion of agricultural land is appropriate. These policies will be developed through the Agriculture Element. A comprehensive approach to agricultural land preservation will be established, particularly through the classification of types of agricultural areas. Therefore, implementation of this policy may adjust the way agricultural areas are delineated on the Growth Management Element Map because the Agriculture Element will provide a basis for refinement of these areas.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map acknowledges that the population of the County will increase, which may intensify conflicts between agricultural uses and urbanized communities. However, the usefulness of the map is in demonstrating how the location of agricultural areas can be impacted by other land uses, and in visualizing a long term view of agricultural areas that have long term viability.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to agriculture areas resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to agriculture areas resulting from the Growth Management Element Map.

MITIGATION:

None required.

GROWTH MANAGEMENT ELEMENT MAP DESIGNATION: FUTURE CHOICE MANAGEMENT

ACREAGE AND LOCATION:

The Future Choice Management designation on the Growth Management Element Map comprises one-half of one percent of the unincorporated areas of the County of Riverside, or approximately 20,977 acres. There are eight areas that are designated Future Choice Management. The first Future Choice Area is located east of the City of Riverside, westerly of the City of Moreno Valley, and northeasterly of the intersection of the 60 and the 215 freeways. The second area is located south of the 60 freeway, east of the City of Moreno Valley and northeasterly of Lake Perris. The third area is located south of the Ramona Expressway, north of the Homeland/Romoland communities, and east and also adjacent to the San Jacinto River. The fourth area exists south of Winchester, and is bisected by Highway 79. The fifth area is located southeasterly of the City of Hemet, and east of State Street southeasterly of the City of Hemet. The sixth area consists of two sites near the City of Beaumont. The first site is positioned between the cities of Banning and Beaumont, north of Interstate 10. The second site is located north of Interstate 10 and northwesterly of the City of Beaumont. The seventh location is south of the City of Palm Springs, along Palm Canyon Drive. The eighth site is the largest, and extends southeasterly of the City of La Quinta to the border between the counties of Riverside and San Diego.

POTENTIAL POPULATION:

The maximum potential population that will result from the designation of Future Choice Management is unknown, until such time as the classification is changed to either urban, open space, rural, rural community or agriculture.

PURPOSE:

The purpose of the Future Choice Management designation is to identify areas that have characteristics that cause uncertainty as to the appropriate type of land use. This may be due to environmental concerns, and other issues.

DEFINITION:

Future Choice Management areas are areas where the appropriate land use is not apparent

at the present time, due to factors such as environmental concerns, remoteness from available infrastructure, uncertainty of the timing of development of the surrounding area, and the major improvements required for development.

RELATIONSHIP TO CURRENT COUNTY POLICY:

The Growth Management Element Map displays the location of Future Choice Management areas. Some of the areas designated Future Choice Management on the Growth Management Element Map differ from the land designations proposed through Specific Plans and Community Plans. The Future Choice Management area in the Coachella Valley, west of the Salton Sea is designated Planned Residential Reserve (0-5 dwelling units per acre) by the Eastern Coachella Valley Community Plan. This area received the Future Choice Management designation due to environmental concerns. The Future Choice Area north of the 60 Freeway and 215 change has important environmental qualities, lies between two cities and is at a freeway interchange. This area was labeled Future Choice Management because these concerns have yet to be resolved.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Numbers 2 and 3 address the need for the development of policies to protect land that has a long term commitment to open space and agriculture, and to identify the circumstances where conversion of these types of land is appropriate. These policies will be developed through the Agriculture Element and the Open Space Program. A comprehensive approach to managing these future choice areas would include allowing the communities in which these areas exist to determine the appropriate land use. Several of the Future Choice Management areas have environmental constraints and opportunities, as well being located in prime areas for urban expansion. Information from the Wildlife Corridor Study, the Multi-Species Habitat Plan, and Community Plans will assist in determining the appropriate designation.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map acknowledges that the population of the County will increase. However, the usefulness of the map is in demonstrating how the location of Future Choice Management areas can be impacted by other land uses, and in visualizing a long term view for agricultural, and open space areas that may have long term viability. Eventually, the Future Choice Management designation may not be necessary, as the County moves toward a more detailed understanding of resources.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to Future Choice Management areas resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to Future Choice Management Areas resulting from the Growth Management Element Map.

MITIGATION:

None required.

GROWTH MANAGEMENT ELEMENT MAP DESIGNATION: OPEN SPACE

ACREAGE AND LOCATION:

The Open Space designation on the Growth Management Element Map comprises 72 percent of the entire County of Riverside, or approximately 5256 square miles. Open Space is the designation that encompasses the greatest acreage within the County, although the majority of open space lands are state and federally owned. The Federal Bureau of Land Management oversees approximately 2500 square miles within Riverside County. National Parks, the Military, and the Bureau of Reclamation cover approximately 1000 square miles. The largest Open Space areas are between the Coachella Valley and the Colorado River, and the area east of Temecula, north of the San Diego/Riverside County line, south of the San Geronio Pass, and west of the Coachella Valley.

POTENTIAL POPULATION:

Some types of open space, such as floodways, do not allow for human occupation, but other types, such as Mountainous Areas, allow for a density of one dwelling unit per ten acres. As a result, open space areas generate a minimal population countywide.

PURPOSE:

Open Space areas protect county, state and federal environmental resources and maximize public health and safety in areas where environmental hazards are being preserved. Open space can provide scenic vistas, multi-use trails, wilderness experiences, preserve wetlands and link habitats.

DEFINITION:

Open Space areas are appropriate for managing and protecting natural biological elements, and/or environmental features. These areas may include critical habitat for protected species, parks, archaeological resources, trail corridors, forest and desert reserves, ecological preserves, wildlife refuges, mineral resources, water resources, and natural hazard zones. Historical and special land uses such as rural residences, agriculture, recreational facilities, and right of way, including roads and powerline corridors, may exist within Open Space areas.

RELATIONSHIP TO CURRENT COUNTY POLICY:

The Growth Management Element Map indicates the location of existing and potential Open Space areas. Some of these areas are not indicated as open space on the Open Space and Conservation Map. An example of this is the area north of Canyon Lake, east of the city limits of Lake Elsinore, which lies within a study area for the Stephens' Kangaroo Rat; and therefore was delineated as open space. An area south of the City of Palm Desert, along Highway 74, had been designated as two to five units per acre through the Western Coachella Valley Plan; however since the land adjoins the Bighorn Sheep Institute, it is shown on the Growth Management Element Map as open space.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 2 addresses the issue of Open Space areas in that the County shall develop, fund and implement a comprehensive open space protection program that identifies important natural areas to meet future open space and recreation needs of residents, scenic features and corridors, natural hazards for open space, providing effective mechanisms to protect them. Further, this policy will be utilized to develop management strategies for biological habitats, natural resources and open space.

This policy will positively impact Open Space areas within Riverside County, because it focuses on the need to protect Open Space areas. This policy is being implemented through several programs. The Riverside County Open Space Technical Advisory Committee is assisting staff in reviewing the Environmental Hazards and Resources Element of the General Plan for potential revisions. The Ten Year Parks Master Plan, the Wildlife Corridor Study, and the Multi-Species Habitat Conservation Plan are all underway, and will be incorporated into the Growth Management Element and the Open Space Committee's efforts.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map acknowledges that the population of the County will increase. This increased population will require open space for recreation and natural activities. Open space can provide important physical, social, aesthetic and ecological benefits to County residents and visitors.

The Growth Management Element Map identifies existing and potential Open Space resources, which will help to focus efforts on these areas. Funds are often limited to acquire, preserve and develop Open Space areas. By concentrating efforts the funds can be used most advantageously to acquire, preserve and develop Open Space.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to Open Space areas resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to Open Space areas resulting from the Growth Management Element Map.

MITIGATION:

None required.

GROWTH MANAGEMENT ELEMENT MAP DESIGNATION: RURAL

ACREAGE AND LOCATION:

The Rural designation on the Growth Management Element Map covers approximately 263,482 acres or 5.6 percent of the entire County. The largest areas that fall into the Rural designation are located southeasterly of Lake Mathews, the northeastern portion of the Coachella Valley, and east and west of the City of Temecula including the Anza-Aguanga area. Smaller areas are scattered throughout the western County, and around some of the desert cities.

POTENTIAL POPULATION:

The maximum potential population that could result in the Rural designation is 221,325 countywide. The density used is one dwelling unit per 3.3 acres, which is an average of the maximum buildout of five sample rural areas within the County. The population per household figure of 2.8 was used, which is the countywide average.

PURPOSE:

The Rural designation provides for the identification of areas that have lower densities and fewer public services and facilities. The Rural designation generally equates to the Comprehensive General Plan's Land Use Category IV. This designation is intended to maintain a rural environment in various locations throughout the County.

Rural areas can provide for larger lots than those found in most urban areas. With larger lots, residents are allowed a variety of land uses that are not typically found in urban centers. A small town environment may be one reason to maintain a rural setting; other activities may include small scale agriculture or equestrian recreation. One purpose of this designation is to maintain the rural type of lifestyle that can be achieved in this category.

Riverside County is emerging as an urbanizing region from a predominately rural environment. The demand for housing throughout southern California has been pushed to the inland areas as prices have skyrocketed in the coastal region. This has been a major contributor to the urbanization of Riverside County. This shift has been most noticeable in the western portion of the County and in the Coachella Valley where populations have increased dramatically. As the urban areas expand, the rural areas are also feeling the pressures of development.

DEFINITION:

Rural areas have few public services and facilities, and are located in outlying areas away from urban centers. Residential densities are generally less than one dwelling unit per 2.5 acres. Commercial uses include convenience and tourist commercial. Rural areas are generally consistent with the General Plan's Land Use Category IV.

Category IV is characterized as the least intensive land use of the Comprehensive General Plan. Remote areas with few or no public services or facilities generally fall into this category. This designation not only provides for densities of one dwelling unit on 2.5 acres, but it is expected that a majority of the lots will be even larger and have five, ten or more acres.

Rural areas and Rural Communities are different in several areas. Rural areas are generally less densely populated than Rural Community areas, are more remote and have fewer services and facilities. Rural areas are generally located in outlying areas away from urban centers. These areas have few improvements and are generally self-sufficient in terms of water supply, sewage disposal, commercial needs and reliance on other public services and facilities.

Water service is provided by either a district water system or by individual wells, but generally by wells. Waste disposal is handled through a septic disposal system.

RELATIONSHIP TO CURRENT COUNTY POLICY:

The Growth Management Element Map indicates the location of existing and potential Rural areas. Some of these areas are indicated as various types of open space on the current Open Space and Conservation Map. Reasons for these differences vary. The long range potential for the designation, as indicated on the Open Space and Conservation Map, was reviewed. In some cases it was found that the land was no longer in agricultural production, or that a notice of non-renewal had been filed on land in an agricultural preserve. The potential for the land to be converted to another type of use was then examined. Surrounding land uses and the availability of services and facilities were analyzed, and it was then determined which designation should be given to the area.

If an open space area was surrounded by more intense uses, consideration was given to the likelihood of it being converted to a more intense use. If it was reasonable to expect a more intense use, the open space category was changed to reflect this. However, if environmental constraints or concerns existed, the open space designation was maintained.

The Rural designation is generally consistent with Comprehensive General Plan Land Use Category IV. The purpose of both is to provide for a rural lifestyle in various areas of the County.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

The Growth Management Element Policies acknowledge a population increase above the Southern California Association of Governments projection for 2010. This is because the time frame for the Growth Management Element is longer and goes beyond 2010. The Growth Management Element is a strategy to manage growth in the County and these issues will not just stop when 2010 arrives.

The policies will have a positive impact on Rural areas in the County by providing for the mapping of these areas in order to preserve their rural environment. Level of service standards will also be established that will discourage intense uses in Rural areas.

Growth Management Element Policy Numbers 2 and 3 will result in refinement and updating of the Growth Management Element Map as the Open Space and Conservation Program and the Agricultural Element are developed and their policies are implemented. Natural features in Rural areas will be identified to meet the open space and recreation needs of residents. Growth Management Element Policy Numbers 2 and 3 will develop policies to protect open space and agricultural areas in order to protect and preserve them for current and future residents in Rural areas as well as throughout the County.

The development of standards for levels of service and phasing plans for public services and facilities will be implemented by Growth Management Element Policy Numbers 4 and 9. These policies will establish the standards for Rural areas, perhaps on a community basis. Rural areas will require fewer services and facilities, and, therefore, will not encourage intense development. Intense development will be directed to urban centers where services and facilities are, or will soon be available. New projects in Rural areas will be consistent with established level of service standards and not conflict with the intent of the Rural designation.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map acknowledges that there will be an increase in the population of the County. However, the map does not change the type or amount of development that is currently allowed by the Comprehensive General Plan. The map is a management tool that will provide the predictability needed for public and private entities to plan for the future.

The map will be refined and updated periodically as a result of the implementation of the Growth Management Element Policies. The map will identify areas throughout the County in an effort to maintain portions of Riverside County as rural, so current and future residents may enjoy a rural lifestyle.

The map will have a positive impact on the Rural designation. This designation will set

aside various areas throughout the County in which a rural lifestyle can be maintained. Urban development will be directed away from these areas allowing alternate lifestyles, that do not infringe on each other, to coexist in the County.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to Rural Areas from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to Rural Areas from the Growth Management Element Map.

MITIGATION:

None required.

GROWTH MANAGEMENT ELEMENT

MAP DESIGNATION: RURAL COMMUNITY

ACREAGE AND LOCATION:

The Rural Community designation covers approximately 83,218 acres which is 1.8 percent of the entire County. Rural communities are scattered throughout the County. The largest areas are in the Pedley/Mira Loma area northwesterly of the City of Riverside, Woodcrest, which is southeasterly of the City of Riverside, Cherry Valley, Lakeview/Nuevo, Cabazon and isolated areas in the southwest and eastern portions of the County.

POTENTIAL POPULATION:

The maximum potential population that could result from the Rural Community designation is 326,216 countywide. The density used is one dwelling unit per .71 acres, which is an average of the maximum buildout of five sample rural community areas within the County. The population per household figure of 2.8 was used, which is the countywide average.

PURPOSE:

One purpose of the Rural Community designation is to identify areas that may have a community lifestyle. This lifestyle could revolve around small scale agriculture uses, equestrian activities, resort activities or simply a small town environment.

Rural Communities generally have fewer services and lower densities than urban areas. Water and sewer can be supplied by a municipal district, but it may also be found on the property in the form of wells and septic tanks. Health services and libraries may not be as close or convenient as they would be in an urban area. Response times for sheriff and fire services could be slower in these areas, largely due to the distances involved.

Residents of Rural Community areas may have fewer amenities. That may be part of the reason they have decided to live in the area. Part of the appeal to some residents may be that there are no sidewalks or street lights, and the house next door is not too close.

Rural Communities are generally consistent with Comprehensive General Plan Land Use Category III. Lots are generally in the one half acre to one acre range, but 10,000 square foot lots and smaller, and lots over 2.5 acres, can be found in some areas. Lots of over 2.5 acres, that fall into Category III, would generally fit into the Rural designation.

In the rapidly urbanizing areas of the County, community identities can virtually be lost as recent new housing surrounds the established area. It is important to preserve community identity not only from a historical perspective, but to maintain the integrity of communities. Many people have moved to Riverside County not just for the lower cost housing, but because of the rural atmosphere and the less hectic pace.

Riverside County has many communities that fall into the Rural Community designation. Some of these areas can be found bordering cities. Cherry Valley, Wildomar, Woodcrest, and Pedley/Mira Loma are some of the communities that have established their own identities. Pedley/Mira Loma is equestrian-oriented, the Cherry Valley and the Woodcrest areas are involved in agricultural activities, and the Wildomar area has many horse ranches.

Riverside County has several Rural Communities that have resort/destination images. Idyllwild, Desert Beach/North Shore and the Colorado River communities all fit into this category. These areas generally attract visitors because of their recreational activities and unique scenery.

Agricultural activities are the focus in some Rural Communities. Lakeview/Nuevo, Mecca, Desert Center/Lake Tamarisk and Ripley are some examples.

DEFINITION:

Rural Communities have distinct identities. Public services and facilities are generally available, but may not be as easily obtainable as those available in urban areas. Residential densities range from, but are not limited to, one dwelling unit per one half acre to one dwelling unit per 2.5 acre. Small scale commercial and industrial uses are included. Rural Communities are generally consistent with the General Plan's Land Use Category III.

Category III is characterized by rural land uses including lower densities and fewer public facilities and improvements. Land uses may include agricultural, small scale commercial and industrial. For the most part Category III land uses are located away from existing urban centers.

Water and sewer can be provided by either a special district's water distribution system or by wells; however, in most cases it will be supplied by a water district. Sewage service can be provided through a district collection and treatment system or by individual septic tanks.

RELATIONSHIP TO CURRENT COUNTY POLICY:

The Growth Management Element Map indicates the location of Rural Communities. Some of these areas differ from the designation on the current Open Space and Conservation Map. These areas might differ because notices of non-renewal have been filed on existing

agricultural preserves, development is proposed or has occurred that meets Category III levels of service, the area has a perceived community identity, or development proposals have been made that would indicate the potential for Rural Community designation.

The Rural Community designation was applied to several areas that were indicated as Agriculture on the Open Space and Conservation Map. In some cases, a notice of non-renewal had been filed, indicating the owners may no longer intend to pursue agriculture. In other instances, the property was no longer in active agricultural production. If either of these conditions existed, the potential for the land to be converted to other uses was examined. Intense land uses near open space areas were reviewed for existing levels of services. The potential for the open space to be converted, because services were either proposed or existing, was evaluated, then a designation was given to the area based on this review.

Community identities are very important in Riverside County. Some areas have evolved into urban areas but others still maintain a rural small town image. If an area was perceived to have an identity it was placed in either the Rural Community or Rural designation, which ever was most appropriate.

In some areas of the County, development proposals have provided an indication of what may happen in an area. These proposals were evaluated and designations were assigned based on the information.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

The Growth Management Element Policies will have a positive impact on the Rural Community designation but will contribute to a population increase above SCAG's projection for 2010. However, the map looks at a longer time frame and is not expected to achieve it's full population potential for 20, 30 or 50 years or anytime in the near future. The policies provide for the mapping of Rural Communities so they can be identified in order to preserve their unique lifestyles.

Growth Management Element Policy Numbers 2 and 3 will result in refinement and updating of the Growth Management Element Map as the Open Space and Conservation Program and the Agricultural Element are developed and their policies are implemented. Natural features in Rural Communities will be identified to meet the open space and recreation needs of residents. Growth Management Element Policy Numbers 2 and 3 will develop policies to protect open space and agricultural areas in order to protect and preserve them for current and future residents in Rural Communities as well as throughout the County.

The provision of adequate levels of service and phasing of public facilities and services as provided for by Growth Management Element Policy Numbers 4 and 9, will ensure services

and facilities are adequate to meet the Rural Community requirements. Both of these programs will establish standards that will be met prior to the approval of new development within the Rural Community.

Growth Management Element Policy Number 11 encourages the conservation, improvement or enhancement of existing communities. This policy ensures that new development shall be reviewed in order to preserve the continuation of the identity and/or theme of the existing community of which it will be a part. This policy will also help to preserve a rural community's identity to keep it from becoming just another area of urban sprawl. Loans and grants are available to qualifying businesses and home owners for improvement and enhancement of their businesses and homes. This is a benefit to Rural Communities in order to keep them from falling into disrepair and becoming a less desirable place to live.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map acknowledges that there will be an increase in the population of the County. However, it does not change the type or amount of development that is currently allowed by the Comprehensive General Plan. The map is a management tool that will provide the predictability needed to ensure that adequate services and facilities are available. The map will be refined and updated periodically as a result of the implementation of the Growth Management Element Policies. The map will identify areas throughout the County in an effort to maintain portions of Riverside County as Rural Community areas, so current and future residents may enjoy a small town lifestyle.

The mapped designations will ensure the preservation of the theme or identity of individual communities throughout the County. Rural Communities will be able to maintain the quality of life that prompted many residents to move there in the first place. Future residents who want a Rural Community lifestyle, will also be able to enjoy the quality of life provided in Rural Community areas throughout the County.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to Rural Communities from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to Rural Communities from the Growth Management Element Map.

MITIGATION:

None required.

GROWTH MANAGEMENT ELEMENT MAP DESIGNATION: URBAN

ACREAGE AND LOCATION:

The Urban designation on the Growth Management Element Map covers approximately 157,575 acres or 3.4 percent of the entire County. The Urban designation is typically located near existing cities and/or adjoining major highways. Urban areas include: Murrieta and the surrounding area, northwest of Temecula; the Sun City and surrounding area, east of Lake Elsinore; the Valle Vista area, east of Hemet; the Temescal Canyon area along the 15 Freeway between Corona and Lake Elsinore; the Home Garden area, south of Riverside; the Jurupa area, north of Norco and Riverside; the Oak Valley Specific Plan, northwest of Beaumont; the area southeast of Temecula; areas south and west of Desert Hot Springs; areas north of Rancho Mirage, Palm Desert, Indian Wells, and Indio running along the 10 Freeway; areas south of Indio and Coachella; and areas around the City of Blythe and the Blythe Airport.

POTENTIAL POPULATION:

The maximum potential population that could result from the Urban designation is 1,588,351 countywide. The density used is one dwelling unit per .28 acres, which is an average of the maximum buildout of five sample urban areas within the County. The population per household figure of 2.8 was used, which is the countywide average.

PURPOSE:

The Urban designation provides for the identification of areas that have the most intense densities and a full range of public services and facilities. The Urban areas are intended to accommodate the most intense residential, commercial, and industrial uses in various locations throughout the County. The Urban designation is generally consistent with the Comprehensive General Plan's Land Use Categories I and II.

The purpose of the designation is to allow urban development in the unincorporated portions of the County. These areas provide a wide range of commercial, industrial and residential land uses. These areas are important because they provide a high percentage of the County's jobs, retail, services, and housing. These areas may be major sources of revenue for the County but are also areas of major expenditure for the County. In addition, these areas have populations or densities that merit locating a County facility, such as County Health Centers, libraries, jails, and County offices. These facilities are utilized by both city and county residents.

DEFINITION:

Urban areas are characterized by intense commercial and industrial uses, and generally intense residential uses, including residential tracts, condominiums, apartments and townhomes. When developed, these areas will be served by a full range of public services, including major transportation corridors. Urban areas are consistent with the General Plan's Land Use Categories I and II.

Categories I and II are characterized as the most intensive land uses of the Comprehensive General Plan. Areas with a full range of public services or facilities, with few constraints, generally fall into these categories. Residential development in Category I generally ranges from 8-20 dwelling units per acre. Residential development in Category II generally ranges from 2-8 dwelling units per acre. Commercial land uses, including regional and neighborhood commercial land uses, may be appropriate within Category I. Community and neighborhood commercial facilities are appropriate within Category II. Industrial development in Categories I and II generally consists of medium to heavy manufacturing. Development in these categories require water and sewer service, and garbage collection. In addition, Category I development requires a fire response time of no less than 5 minutes, and a road system with level of service "C," except during peak usage, at which time level "D" is acceptable. Category II development requires mitigation measures if a 5 minute fire response time cannot be attained, and a road system with a level of "C" service.

RELATIONSHIP TO CURRENT COUNTY POLICY:

The Growth Management Element Map indicates the location of existing and potential Urban areas. Some of these areas are indicated as open space on the current Open Space and Conservation Map. Examples of this are the agriculture areas in the Temescal Canyon Area which are being proposed as Urban areas through the Temescal/El Cerrito Community Plan. In addition, the agriculture areas south of Lake Perris and east of the City of Perris are included within the in progress Lakeview/Nuevo Community Plan, and are being proposed for urban residential uses. This was the basis for varying from the Open Space and Conservation Map. When a Community Plan is adopted, the Open Space and Conservation Map will be amended to be consistent with the Community Plan.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Policy Number 2 of the Growth Management Element states that the County will provide a set of options for protecting open space resources. Although Urban areas often have neighborhood, community and regional parks in or near them, it is still vital to have open space areas such as forests, deserts, hillsides, water resource areas, and farms within a reasonable distance. These areas will provide recreational opportunities, visual relief, and needed buffers to maintain the health, safety, and welfare of the County's residents.

Policy Number 3 of the Growth Management Element states that agricultural uses within Urban areas would be viewed as potentially convertible to other uses within the foreseeable future. This policy will help provide a reserve of urban land for the future, and will also tend to reduce the conflicts between urban and agriculture uses by phasing out agricultural areas that fall within urbanized areas, where these areas are not utilized as agricultural lifestyle areas.

Policy Number 4 of the Growth Management Element states that the ability to provide adequate public services shall be considered as a basis for approval of development applications. This policy reinforces the current County policy of determining the land use category and permitted densities by the availability of services. This policy will help ensure that urban development will be accompanied by the necessary services.

Policy Number 5 of the Growth Management Element states that the County shall encourage and develop incentives for clustering, mixed use development, design methods and other innovative approaches that promote open space preservation; an improved ratio of jobs to housing; socially healthy neighborhoods; and resource conservation, such as land, that encourages use of alternative transportation modes. This policy will be particularly important to the Urban areas because these areas are most likely to have adequate intensities that would allow for these concepts to be accomplished.

Policy Number 6 of the Growth Management Element states that the County shall implement a Comprehensive Transportation Plan which shall provide a vision to address all of the County's transportation needs within the unincorporated areas, coordinating this plan with cities and affected agencies. Because the map has Urban areas concentrated by cities and major transportation routes, this will facilitate the comprehensive planning of the transportation system by being able to focus efforts and resources for these areas and corridors.

Policy Number 9 of the Growth Management Element states that the County will quantify the social and economic needs of County residents and shall establish adequate level of service standards. Urban areas require a high level of service. Since the County provides certain services to the cities, locating Urban areas adjacent to cities, as well as concentrating Urban areas, allows the County to concentrate on serving the greatest number of community residents at the lowest cost.

Policy Number 11 of the Growth Management Element states that development adjacent to existing neighborhoods will be compatible with and complement the existing neighborhoods. This policy reinforces the General Plan Land Use Compatibility requirements and helps protect the identity of individual communities.

Policy Number 12 of the Growth Management Element states that the County shall emphasize commercial and industrial development in the County. By concentrating Urban areas, often in proximity to cities, the cities' and county's combined resources (infrastructure, land, housing, labor and educational facilities) will encourage the location of jobs in Riverside County.

Policy Number 14 of the Growth Management Element encourages affordable housing. Because Urban areas have densities which reduce land and infrastructure costs, the cost of providing housing should be proportionately less, allowing for more affordable housing.

Policy Number 16 of the Growth Management Element advocates the sharing of revenue from new development by entering into Revenue Sharing Agreements between the County, cities and other jurisdictions. The revenue will be shared based on the proportion of the services provided. Because Urban areas tend to be adjoining cities, this policy will allow services to be provided more efficiently throughout the County, and will also reduce some of the competition between jurisdictions for new development.

Policy Number 18 of the Growth Management Element states that the County Capital Improvements Plan will commit funding to needed facilities based on priorities determined by the Board of Supervisors. The Urban designation and its high level of service requirement will provide the County a guideline for the geographic distribution of County facilities.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map will provide both public and other service providers the ability to provide appropriate levels of service to existing and planned urban development. In addition, the concentration of populations in Urban areas will assist the County in identifying optimal locations for County facilities. The process of developing the Growth Management Element Map is dynamic in nature and will be revised based on the Transportation Plan, Water and Sewer Plan, the Open Space and Conservation Program, the Agriculture Program, the Capital Improvements Plan, and other relevant information that becomes available. In addition, comments from cities, other counties, special districts, County departments, and the public will also be considered when revising the Growth Management Element Map. This map will ultimately provide a comprehensive guideline for making a wide range of decisions, including development proposals for urban densities in areas not designated as urban. Also, since the Growth Management Element Map places a large portion of Urban designations in sphere of influence areas, the result may be that Urban areas will be annexed by cities. In addition, the concentration of Urban areas may provide the needed population and revenue base for areas to incorporate.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to Urban Areas resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to Urban Areas resulting from the Growth Management Element Map.

MITIGATION:

None required.

COUNTY RELATIONSHIP WITH CITIES

ISSUE:

The ideal relationship between local governments invokes a concept of public authorities aware of the local needs and working together to make responsive land use, fiscal and service decisions that implement the vision of desirable community life for all residents.

Growth control measures have been placed on local ballots to protect the local environmental quality, preserve desirable community characteristics and promote orderly and fiscally responsible development. Measures to control growth by cities have taken several different forms including limits on the intensity of development allowed, strict design and performance standards for land and buildings, restrictions on the location of development, and limitation of the total amount of growth allowed over time. For the County of Riverside, a significant issue is how to implement growth management policies and programs countywide that require cooperation of cities and special districts.

LOCAL AND REGIONAL SETTING:

Between the passage of Proposition 13 in 1978 and July 1990, thirty-nine cities have incorporated in California. A study of fourteen cities in California incorporated between 1978 and 1982, called "The Politics and Economics of Local Self Government" by Linda Martin found that the reason that citizens wanted to form new cities were to exert greater control over land use within the community, and improve service delivery, notably in the areas of police and fire protection and road maintenance. Generally, a new city believes it is possible to provide more or better services for the same cost. Some believe that increased revenue for the local community can be obtained and that a more responsive political representation is possible.

There are twenty-one incorporated cities within the County of Riverside. These cities have legally defined boundaries and spheres of influence.

Growth management involves creating innovative methods to deal with the increasing population of the County which impacts cities when County residents utilize city provided services. The reverse also occurs, because the County provides certain services to all residents. For example, police protection for some cities is provided through the Sheriff Department, and many social programs for those residents requiring housing, food, and medical services are provided by County agencies.

CURRENT COUNTY POLICY ON THE ISSUE:

The policy format of the Comprehensive General Plan provides a means for meeting State requirements and County needs for long-range direction, while allowing sufficient flexibility

in responding to the cities within Riverside County. This plan does not merely measure a land use proposal against a final designation; instead, specific permitted land uses and densities are determined in the Comprehensive General Plan based on established long term objectives and land use policies and standards.

Because the County of Riverside includes not only the unincorporated County territory, but cities, state, and federal lands, the Comprehensive General Plan addresses a number of issues which cross political boundaries, such as open space protection, affordable housing, and transportation.

The County programs that relate to relationship between the County and cities follow.

- The Community Plan process allows the County to prepare community plans and specific plans jointly with cities and other counties. This planning process ensures that future development will occur in a manner that is harmonious and compatible with existing resources and community desires in each jurisdiction. An example of this is the North Riverside Community Plan, which is a joint effort between the City of Riverside and Riverside County. This plan includes land within the City of Riverside and adjacent unincorporated lands.
- Through the Sphere of Influence program established within the General Plan, the County will respond to formal requests by cities and the Local Agency Formation Commission (LAFCO), when planning for land uses within the spheres of influence of the cities. When needed, the County will also adopt unique land use policies and standards for areas within spheres of influence through the Community Policies Element. In addition, the County will inform the cities of development activity of mutual concern. The County will share demographic, economic and land use data with the cities and special districts, and will coordinate efforts in growth forecasting and development monitoring.
- Currently, when a development application is being processed within a city sphere of influence, the County requests that the city comment on the project. These comments are included in the staff report that is prepared for the Planning Commission and Board of Supervisors.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

The County of Riverside recently held informal workshops to introduce the concept of the Growth Management Element to the cities within the County, so that the cities could identify their areas of concern. The following are comments identified by cities, either from the workshops or from written comments. These comments have been organized by the policy they address. It must be stressed that the comments are not necessarily the official governmental position of the cities, but again were taken from informal workshops or from written comments.

Growth Management Element Policy Number 2 stresses the importance of development, funding and implementation of a comprehensive open space protection program that identifies important natural areas and recreational opportunity areas and provides effective mechanisms to protect them.

- The City of Perris does not allow billboards, and commented that the existing billboards along Interstate 215 in the unincorporated areas present compatibility problems for the City.
- The City of Perris allows the usage of their parks by county residents and the city would like funding from the County for these parks programs. The City of Perris stresses that policies that just refer to funding of parks is not enough.
- The City of Blythe indicates that recreational development along the Colorado River should be addressed.

Growth Management Element Policy Number 4 establishes that five year public service phasing plans will be done. In addition, the policy indicates that development should pay their fair share of costs for public services and facilities.

- The City of Perris suggests that the following statement be added to the end of the second sentence in Policy 4: "to include but not be limited to police, fire, and recreation".
- The City of Lake Elsinore proposes that spheres of influence should be planned by cities.
- The City of Moreno Valley proposes that when the County sees an area developing, the County and the cities need to identify options for the residents in the area, so that the residents understand their choices, such as annexation, incorporation or formation of a Municipal Advisory Council. Also, the City felt that Community Plan advisory groups should be maintained after community plans are adopted, in order to monitor the process of plan implementation. The City indicated that these items should be added to Policy 4 or included as a separate policy.
- The City of Riverside asked if any of the policies discourage development if infrastructure is not in place or will not be for some time to come. The City also raised concerns about areas that need to "catch up" on infrastructure, and how the Growth Management Policies will impact the timing of infrastructure. In addition, the City questioned the fiscal impact of providing facilities up-front.
- The City of Hemet asked if cities and schools would be able to review applications for development projects within a city's sphere or school district.
- The City of San Jacinto desires that any infrastructure improvements in the vicinity of cities should be coordinated with cities, when possible, to facilitate joint projects.

- The City of Banning desires that Riverside County develop a community plan for all areas in proximity to Banning's city limits that are "not designated as open space" to eliminate the potential for urban intrusion and "leap-frog" development. The city felt that a community plan could provide a vehicle for coordinating land uses, facilities and services, and development standards for areas of common interest.
- The City of Rancho Mirage requested that a policy be included that requires projects in spheres of influence to be consistent with the City's zoning and general plan.
- The City of Palm Springs suggests that the first two sentences of Policy 4 be revised to read: "The County shall prepare an overall master plan for, and a 5 year public service phasing plans for, all areas. The County will take the lead in coordinating and cooperating with other service providers to encourage timely provisions of all public services in unincorporated, non-sphere of influence areas."

The City recommended that this be added to implementation note number 2: "An annual accounting of all existing recorded lots, approved dwelling units and specific plans, should be taken into consideration.

The City also recommended a ninth note of implementation be added: Levels of service for all public facilities and services shall be established throughout the County based on Community Plan standards for each of the development intensity types (Urban, Rural, Rural Community, etc..) and shall be a criterion in approving development proposals.

The City suggested a change to implementation note number 4: change "encouraged" to "required". Also, the City suggested a change to implementation note number 5: change "fees" to "costs" (twice).

- The City of Palm Springs suggests a new policy be added, regarding spheres of influence. The proposed policy is: In areas within a cities' sphere of influence, the County of Riverside should not be the urban government. In areas outside of a sphere of influence, the County may be the urban government. Under no circumstances should the County approve new urban development in areas in which service costs would be more expensive for the County to provide than the nearest city government. The County should encourage annexation to cities of all "county islands" within cities' spheres of influence.
- The City of Hemet questioned if the Growth Management Element would result in a change in Local Agency Formation Commission (LAFCO) policies.
- The City of Riverside promotes the concept of the County and cities working together to develop sphere plans, which address the quality of life over the whole County. Also, the issue of revenue sharing should be addressed.
- The City of Palm Springs recommended that the formation of a committee consisting of four council members, two supervisors, four city managers, and the County

Administrative Officer, to discuss development of spheres of influence, to develop overall growth policies, and, to identify potential problems with the proposed Riverside County Growth Management Policies.

Palm Springs also requested that the County provide a complete listing of all development agreements approved in the past three years, together with a statement of the County development agreement policy, as it applies to reimbursement agreements, Mello-Roos financing, or other financing arrangement reflected in County approved development agreements. Also, Palm Springs requested the County define current policy involving development in cities' spheres of influence.

- The City of Rancho Mirage indicated that the Environmental Impact Report should consider each City's past, present and future growth both spatially and statistically.
- The City of Perris wants to address compatibility problems with the County that result from application of different standards.
- The City of Riverside believes sphere of influence planning could have more emphasis in the policies. In the past, projects that were to be built within spheres were reviewed on a project by project basis, and the effects of the project on the whole area was not taken into consideration.
- The City of Banning is concerned that the County's present attitude is encouraging growth as long as it provides urban services. Banning feels that urban areas should be incorporated. The cities have sphere of influence plans, and planning departments; therefore, the County should follow the cities' sphere plan.
- Cathedral City recommends that once LAFCO approves a sphere of influence, the County should step out of the development process and encourage annexation, unless an agreement is reached between the County and city. The city would like to see a policy that addresses spheres of influence and the County's role.

Growth Management Element Policy Number 6 indicates that the County shall prepare and implement a comprehensive transportation plan to address the County's transportation needs within the unincorporated areas, providing for coordination with the cities.

- The City of San Jacinto would like to see a coordinated transportation plan that is proactive in its approach to facilitating transportation improvements over the entire County.
- The City of Palm Springs suggests an addition to note of implementation number two: set a level of service requirement, and use as a basis for approving new developments.

Growth Management Element Policy Number 7 indicates that the County should be proactive in ensuring all public transportation needs are met adequately and efficiently through promoting the concept of a comprehensive transportation agency.

- The City of Perris desires that the policy address multi-jurisdictional transportation concerns.

Growth Management Element Policy Number 8 promotes incentives to minimize usage of limited resources such as water resources and solid waste disposal sites and community based recycling efforts.

- The City of San Jacinto asked if a countywide water agency will be established that will work with all water districts to promote the usage of reclaimed water. The City is also concerned if studies are being prepared to deal with recycling.
- The City of Perris believes this policy should work to resolve the conflict that often occurs when conservation of water becomes necessary, because agriculture water usage becomes the first target of restriction.

Growth Management Element Policy Number 9 indicates that the County will establish level of service standards, and all county programs will be oriented to meet these standards.

- The City of Palm Springs believes the terms economic policy, social needs, and levels of service should be defined in greater detail so that there are no hidden meanings. Also, the city commented that the last sentence in the policy is vague; more definition of "other governmental agencies" is needed.
- The City of San Jacinto recommends that if growth continues at a rate greater than increased service levels, consideration should be given to setting demographic ceilings until the gap between growth and service levels is closed.

Growth Management Element Policy Number 10 emphasizes the importance of the County working with the cities and other governmental entities to meet social and economic needs.

- The City of Palm Springs is interested in joint planning of unincorporated areas between the County and cities. The city is also concerned about the quality of life as it relates to the environment, and indicates that a policy could be added to address this issue.
- The City of Corona proposes that the cities have more input on projects in unincorporated areas.

Growth Management Element Policy Number 11 encourages the development of socially healthy neighborhoods through General Plan policies and ordinance requirements.

- The City of Perris had concerns regarding this policy, because they felt the implementation notes fail to relate to the concept of making unhealthy neighborhoods healthy.

Growth Management Element Policy Number 12 promotes economic diversity by having the County emphasize commercial and industrial development.

- The City of Palm Springs felt that tourism is a critical industry, and should be addressed in the policies.
- The City of Blythe is concerned that the competitive situation between their area and adjoining areas in Arizona should be considered, especially when determining the development mitigation fee appropriate to their area.

Growth Management Element Policy Number 13 promotes an increase in the jobs to housing ratio by relating programs for land use, economic development, and housing.

- The City of Palm Springs felt that the policy should focus on balancing, not increasing the ratio. The City believes that not all jurisdictions or subregions have the problem of imbalance. Also, the suggestion was made to add the words "subregional basis" to the end of the policy.

Growth Management Element Policy Number 14 emphasizes the importance of establishing affordable housing, through the Riverside County Housing Element.

- The City of San Jacinto questioned how the goal of affordable housing could be reached and maintained countywide, without raising home prices.
- The City of Indian Wells indicates that the Growth Management Element may affect the ability of cities to meet affordable housing requirements.

Growth Management Element Policy Number 15 indicates that the County will endeavor to hold total Bonded Debt (including all debt incurred by the County, special districts, schools, cities, or other local governmental entities) to a level that will result in a combined property tax amount, including Special Assessments, not to exceed 2 percent of assessed value in any tax rate area.

- The City of Palm Springs believes this policy should be rewritten to indicate that the intent is to cover only unincorporated areas of the County. Debts incurred by cities should be explicitly excluded from this policy statement.
- The City of Riverside questioned how the 2 percent limit was chosen.

Growth Management Element Policy Number 16 covers the topic of revenue sharing. The County, LAFCO, and the initiating City, District, or entity will work in concert to evaluate the impacts of proposed annexations and incorporations to arrive at an appropriate sharing of revenue in proportion to level of services provided.

- The City of Cathedral City reviewed this policy and stated that this policy gave little direct knowledge of what is being planned overall. The City poses the possibility that the revenue sharing policy is to provide more equitable tax distribution formulas between cities and the County, based on the services provided by the city. Once the

criteria and costs are established, the policy should be applied equally throughout the County.

- The City of Indian Wells felt that distribution of County services should be analyzed in dollar figures, to identify where existing expenditures are distributed in relation to where revenues are generated. Also, the relationship between levels of service provided by the County and that historically provided by municipal government should be addressed.
- The City of Palm Springs believes that existing subsidies from city taxpayers to unincorporated taxpayers should be analyzed, and that the County should include in the analysis the cost of existing subsidies from city taxpayers to unincorporated area taxpayers. Finally, the notes of implementation which refer to new development should be clarified so that it is clear that this reference is only to new developments which are a part of proposed annexations or incorporations.
- The City of Perris felt that this policy, and the Growth Management Policies overall do not cover the issue of the cost of services. Provision of these services have significant impacts on Perris' annual budget.

Growth Management Element Policy Number 17 states that the county will pursue new or expanded revenue sources.

- The City of Palm Springs felt that implementation note number 3 is vague, and could be remedied by use of the word "designated" instead of "designed".
- The City of Perris felt that implementation note number 3 is inconsistent with Policy Number 15.

Policy Number 18 of the Growth Management Element states that the County Capital Improvements Plan will commit funding to approved projects based on priority assigned to them by the Board of Supervisors. This will formalize the process of deciding what facilities need to be expanded or added to accommodate the needs of the County.

- The City of Palm Springs encourages the coordination of capital improvement needs with local agencies and councils of governments. The City felt that general obligation bonds should only be used when funding regional facilities. Also, the City felt that the first priority for locating County Facilities should be in locations which will best serve residents.

Growth Management Element Policy Number 19 deals with fiscal impact reports resulting from new development.

- The City of Perris references that implementation note number 2 only addressed infrastructure, not services.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

Growth Management Element Policy Number 1 indicates that the Growth Management Element Map will serve as a basis for all land use and public service planning activities. The use of the Growth Management Element Map will not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but can be used as a long range management tool by providing the predictability needed by public and private entities. However, many of the cities believe the land uses shown on the map fall short of their expectations. The development of land use patterns suggested by the Growth Management Map and its policies should bring about logical planning and design, for the County of Riverside, and those cities located within the County.

The following comments came from either the Growth Management workshops or from written comments.

- The City of Palm Springs was concerned in that the County's vision may not be consistent with other jurisdictions, therefore, a better concept may be to work toward a shared vision (at least in sub-areas) between the County and cities of Riverside County. This city also indicated that Community Plans adopted prior to September 1, 1989 be updated by fiscal year 1992. Instead of one year targets, one/five/ten/twenty year target dates should be utilized. Also, the City felt that sphere of influences should be shown on the map.
- The City of Moreno Valley felt that Indian Reservations and state and federal designations should be indicated on the map.
- The City of San Jacinto felt that the Growth Management Element Map represents conditions as they exist today. The map does not reflect the pressures of development that are now occurring. The map should be adjusted to reflect growth projections for the next five years.
- The City of Lake Elsinore felt that the Growth Management Element Map should classify their sphere as urban, or reflect the city's General Plan Land Use Classifications.
- The City of Beaumont commented on the Growth Management Element Map designations south of the 60 freeway, along Highway 79. The city questioned why the area was not shown as Future Choice Management.
- The City of Corona indicates an area in Eagle Valley, within the City's sphere, that conflicts with the map.
- The City of La Quinta states that sphere of influence areas around the southern and eastern portions of the City are identified for agricultural land uses on the Growth Management Element Map. The city desires to annex this area and convert the

agricultural designation to an urban classification. Also, the area within the City's sphere and the area between the Thermal Airport and the cities sphere of influence is within a redevelopment area, and as such has a potential for urban development. The Growth Management Element Map identifies the majority of this area as agriculture; it appears that the redevelopment plan and the Growth Management Element Map are in conflict with the redevelopment goal of removing blighted areas with urbanized uses.

SIGNIFICANT IMPACTS:

POLICIES:

The County of Riverside is dedicated to the principle of promoting understanding and cooperation at all levels of governments within Riverside County. In the early stages of development of the EIR, staff extended invitations to the cities within the County of Riverside to conduct informal workshops with the cities' governing bodies to discuss the County's proposed Growth Management Element, and to incorporate within the EIR the cities' comments and views of how growth should be managed in the County. The concerns expressed by the cities have been considered and addressed in the various issues within the EIR.

The policies that comprise the Growth Management Element are visionary in deciding what direction the County will utilize in managing growth, and are not intended to be specific in nature. For all intent and purpose, the Growth Management Element policies are mitigating tools that will be used to manage effectively growth in Riverside County in the future.

MITIGATION:

None required.

MAP:

The specific comments and observations brought forth by the cities in the County of Riverside concerning the impacts of growth as it may relate to the Growth Management Element Map have been addressed in detail within the Growth Management Element EIR.

MITIGATION:

None required.

AIRPORTS

ISSUE:

The importance of air transportation has grown over the years due to the time savings it provides in the movement of people and freight. It has opened up many areas which were not economically feasible when served by other modes of transportation, and allows businesses to locate in the optimum location in terms of labor supply, natural resources, and product market. In addition to the increased demand for air transportation by the business community, the rapid population increase that has been occurring in Riverside County will also require the expansion of existing aviation facilities and the addition of new facilities. It will be difficult to meet the increased demand for air transportation if incompatible uses such as residences, critical public facilities, hazardous industries, or glare-producing activities develop around existing aviation facilities, and if potential sites are developed for other uses.

LOCAL AND REGIONAL SETTING:

Riverside County operates six airports; Blythe, Chiriaco Summit, Desert Center, Hemet-Ryan, French Valley, and Thermal. In addition, there are nine municipal airports located in the County, one military airport March Air Force Base, and approximately 19 private airports.

Ontario International Airport is the primary airport utilized by Riverside County residents. It is located a few miles north-west of the northwestern most portion of Riverside County and is served by national, international, and commuter flights. Palm Springs Municipal Airport supplements the Ontario International Airport by also offering national, international, and commuter service. Both airports are relatively uncrowded compared to other airports in the Los Angeles Area, and both are adding new carriers to meet the rising demand. Western Riverside County residents are within an hour and a half, if conditions are favorable, of other major airports such as Los Angeles International, Burbank, Long Beach, John Wayne, and Lindbergh Field in San Diego.

CURRENT COUNTY POLICY ON THE ISSUE:

The five General Plan Programs addressing airports are:

- To prepare Master Plans for Thermal, Blythe, and Hemet-Ryan airports.
- To prepare land use plans for areas affected by the operation of public use airports, in addition to March Air Force Base.

- To locate and procure suitable sites for general aviation facilities.
- To establish airport influenced areas based on noise, flight hazards, and obstruction criteria.
- To map areas impacted by airport noise, and to develop land use standards for these areas. In the interim, proposed land uses will be reviewed on a case-by-case basis for appropriateness.

In addition to the current County programs addressing airports, there are three mandated actions regarding the Airport Land Use Commission. They are:

- In 1967, legislation requiring the formation of an Airport Land Use Commission was enacted.
- In 1970 an amendment was added that required the Airport Land Use Commission to prepare a Land Use Plan around each "public" airport. A "public" airport is defined as an airport, privately or governmental owned, that is open for general use of the aviation industry. There was no statutory time limit placed on the Airport Land Use Commission stating when these plans must be completed.
- In 1989, the latest amendment regarding the Airport Land Use Commission was passed and it became effective on January 1, 1990. This amendment mandated the completion of an Airport Land Use Plan for every "public" airport in the State by July 1, 1991. Also, if a land use plan has not been completed for a "public" airport, all actions, regulations, and permits within a determined area, usually two miles, of the airports' boundary must be reviewed by the Airport Land Use Commission for approval.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Policy Number 2 of the Growth Management Element advocates open space designations in areas of environmental hazards such as noise-impacted areas and crash zones resulting from airport use. This policy will help prevent incompatible uses from developing around existing public use airports, and will also provide potential sites for the expansion of existing aviation facilities.

Transportation facilities will be more comprehensively planned as a result of Policy Number 6 of the Growth Management Element Policies. The policy states that the Comprehensive Transportation Plan shall coordinate all transportation-related issues among all county departments, and coordination shall be encouraged between the County, cities, and other affected agencies. The Comprehensive Transportation Plan will inventory the various modes of transportation in the County, and will recommend additions and modifications to the transportation network. This will allow all aspects of the transportation network to operate more efficiently.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map designates approximately 3.6 percent of the unincorporated county Urban, 1.9 percent Rural Community, 6.1 percent Rural, and one half of one percent Future Choice Management Area. The remaining 87.9 percent of the unincorporated county is designated as various forms of Open Space. The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does establish a long range management tool for the entire County. This will provide both public and other service providers the ability to provide the appropriate levels of services to areas based on the designations on the map. Urban and Rural Community Areas on the map would require a high level of services, Rural Areas would require a lower level of services, and Agricultural and Open Space Areas would require few services. In addition, the Annual Growth Report would provide comprehensive growth information for the County. By having a common information framework, the various service providers will act in a more coordinated and efficient manner.

The amount of potential developable areas designated by the Growth Management Element Map will cause an increase in population, which, in turn, translates into an increase in demand for aviation facilities. The expansion of aviation facilities will be negatively impacted by potential sites being developed for other uses, and incompatible uses developing around potential sites. The Growth Management Element Map will have the effect of increasing the demand for aviation facilities and decreasing the potential sites for expanded aviation facilities. This will not result in a shortage of aviation facilities because the County will know how much development to expect, based on the Growth Management Element Map. In addition, the County should take appropriate actions to make sure that there are adequate aviation sites available to accommodate the development committed to, by the Growth Management Element Map.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to airports resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to airports resulting from the Growth Management Element Map.

MITIGATION:

None required.

CAPITAL IMPROVEMENTS PLAN

ISSUE:

With the growing complexity of both financing and development activities, every community needs to carefully analyze the way it distributes funds for various improvements to be sure that it stretches its dollars as far as possible. No municipality has enough money for all the things it would like to do. This means that it must have some method for prioritizing needed facilities. The basic reason for a capital improvements program is just that: to insure that money is being spent wisely.

In municipal finance, most capital investments or similar major expenditures are paid for with borrowed funds. There are usually restrictions and limitations on the amount of money which a jurisdiction can borrow. If these limitations do not exist in state law or the municipal charter, they are effectively applied by the lending institutions which charge higher rates for the use of money, if that use is not regarded as sound.

A formal method for programming capital improvements and capital expenditures is frequently insisted upon by banks as well as federal agencies participating in many grant and loan programs. Such a method is also useful in the political realm, both in balancing competing pressures for limited funds and in demonstrating to the voters and the people that fairness and objectivity are being exercised in public spending.

An important function of capital programming lies in the area of coordination. The systematic review of proposed projects affords an opportunity to tie them together as to timing, location, and financing. A significant element of the typical capital program is the fiscal analysis usually aimed at minimizing the impact of improvement projects on the local tax rate.

A more important aspect of the capital program is that it presents the opportunity to schedule projects over time so that the various steps in the development of an area logically follow one another. It also gives an advance picture of future needs and development activities.

LOCAL AND REGIONAL SETTING:

There are a variety of combinations of municipal services that can be provided by a city in California. Cities decide which services they will provide based primarily on whether cities are satisfied with the level of services and the cost factors associated with other agencies providing these services. In Riverside County both ends of the spectrum of service provision can be found. For example on one extreme, the City of Riverside provides the "basic"

municipal services of planning; road maintenance and police protection; as well as a wide number of other services including fire protection; parks and recreation; water treatment and supply; sewage collection treatment and disposal; and libraries. On the other extreme, the City of Cathedral City provides only the basic services of planning, road maintenance, police protection and parks and recreation. Sewer, water and fire protection are provided by special districts, while the library service is part of the City/County Library system.

CURRENT COUNTY POLICY ON THE ISSUE:

Riverside County bases its funding priority on the Riverside County Public Facilities Need Through the Year 2000 report. This report provides a listing of all of the various County departments' facilities needs, priorities, construction costs, off-setting revenue, and revenue sources. All projects on this list are eligible to receive funding either from the General Fund and/or the Countywide Mitigation Fee. The County service not included on this list is fire service. This occurs because the Fire Department already established its own fire protection mitigation fee, before the Countywide Mitigation Fee was established. This provides fire service its own funding mechanism.

On October 4, 1988 the Board of Supervisors directed the Planning staff to begin preparation of a Growth Management Element. In conjunction with that direction, the Board also authorized the development of Capital Improvements Plans and the update of the Comprehensive General Plan's Public Facilities and Services Element to include level of service standards. The Capital Improvements Plan will integrate the various programs and policies of the Comprehensive General Plan and the County's budgeting process. The Capital Improvements Plan will also ensure that adequate coordination in the general delivery of county services will take place, provide an objective basis for prioritizing capital improvement projects, and ensure that level of service objectives can be met.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 4 states that the County shall prepare 5-year public service development phasing plans for all areas of the County. Individual development proposals will be encouraged to be consistent with phasing plans. Phasing plans would be implemented by the Capital Improvements Plan which addresses the services and facilities needed, construction, operating and maintenance costs, and funding mechanisms. All development proposals should identify the services available to the project and the cost of extending services. New development will bear its fair share of the costs of providing public services and facilities to the project, and the ability to provide adequate services to the proposed development shall be considered as a basis for approval of the development application. This policy provides economic incentives (relatively inexpensive hook-up and extension of services) to development occurring contiguous to existing development where expansion of public services are planned, as opposed to development

occurring away from the planned service areas in which the developer will be financially responsible for extending and providing all public services to the development. This policy provides the opportunity to schedule projects over time so that development of an area occurs in a logical and orderly manner.

Growth Management Element Policy Number 9 states that the County shall inventory and quantify current and anticipated social and economic needs of the County. The Board of Supervisors will also establish level of service standards for all county departments, and all county programs shall be oriented to meeting these levels of service standards. This policy will help quantify the facilities needs of various departments and these needs can then be submitted for inclusion in the Capital Improvements Plan. This will allow the Board of Supervisors the ability to prioritize projects based on existing needs.

Growth Management Element Policy Number 10 states that the County shall continue to work with cities to meet the social and economic needs identified under Policy Number 9. This policy can ensure that services are provided to a development, regardless of the jurisdiction it is in, in an efficient manner. Agreements such as revenue sharing, joint sphere planning, and contracting of services reduce the conflicts between cities and the County and provides the means for the cities and the County to work together in meeting the needs of the county residents.

Growth Management Element Policy Number 18 reiterates the need for a County Capital Improvements Plan. The main benefit of a Capital Improvements Plan is to: prioritize projects; establish the total cost (facilities, maintenance, operating, and staffing) of each project; recognize current and potential funding sources; address the fiscal impact on the County of a project; demonstrate fairness and objectivity to the public regarding public spending; to display a soundness in the County's spending habits to lending institutions, which is reflected in the interest rate paid by the County.

Growth Management Element Policy Number 19 states that the County will use fiscal impact reports to analyze the impacts of new development. To assure that existing County resources are not over-burdened, development proposals will provide mitigation proportionate to the impact they cause. The requirement of a fiscal analysis will be incorporated into the Capital Improvements Plan process to minimize the impact of improvement projects on the local tax rate.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map will provide both public and other service providers the ability to provide the appropriate levels of services to areas based on the designations on the map. Urban and Rural Community Areas would require a high level of services, Rural Areas would require a lower level of services, and Agriculture and Open Space Areas would require few services.

The Growth Management Element Map will be refined based on the Transportation Plan, the Water and Sewer Plan, Open Space and Conservation Program, the Agriculture Element, and the Capital Improvements Plan. The Capital Improvements Plan, in addressing the services and facilities needed, and construction, operating maintenance costs, and funding mechanisms, will influence and also implement the phasing plans. Thus the Capital Improvements Plan will play a key role in implementing the Growth Management Element Map. This occurs because the Capital Improvements Plan is one of the determining factors in the implementation of phasing plan, and as Policy Number 4 of the Growth Management Element states, all development proposals will be encouraged to be consistent with the phasing plans.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to the Capital Improvements Plan resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to the Capital Improvements Plan resulting from the Growth Management Element Map.

MITIGATION:

None required.

FIRE SERVICES

ISSUE:

Riverside County's unincorporated areas are comprised of a wide range of land uses varying from vast stretches of open space to intense urban development. These areas are susceptible to different fire hazards and therefore require different actions for prevention and protection. Because these areas are not mutually exclusive, the interaction between the undeveloped and the developed areas must be considered when assessing fire hazards. Fires in undeveloped areas result from the ignition of accumulated brush and woody material, and are appropriately termed "wildland fires". Such fires can burn large areas and cause a great deal of damage to both structures and valuable open space land. Urban fires usually result from sources within a structure themselves. Fire hazards of this type are related to specific sites and structures, and availability of fire fighting services is essential to minimize losses. Many fires and fire losses can be avoided if proper building procedures and materials are used, as well as having the public informed about fire hazards and how to avoid them.

LOCAL AND REGIONAL SETTING:

Fire protection in the County and the surrounding areas is hierarchical in nature. Depending on the location, magnitude and the agreements entered into between fire entities, a fire can involve all or a combination of fire agencies including federal, state, county, city, neighboring jurisdictions, and special districts. Federal lands are protected by the United States Forest Service, Bureau of Land Management, and Bureau of Indian Affairs. State lands are protected by the State Department of Forestry, and the Office of Emergency Services. In addition, the State is responsible for protecting all private lands which have watershed importance. The County operates seventy-five fire stations in the unincorporated portions of the County. The cities have approximately twenty-six fire stations which serve some of the incorporated areas in the County and are spread throughout the County. Murrieta and Idyllwild are unincorporated areas that have formed special districts to provide fire protection.

Mutual and automatic aid agreements are the basis for the interaction between the aforementioned fire entities. A mutual aid agreement is where a fire agency agrees to come to the aid of another fire agency in times of need, as long as it will not hinder its own ability to respond to the needs of its service area, and in return will receive similar aid when they need it. Automatic aid agreements usually occur near boundaries between jurisdictions and entails that the agency always comes to the aid of the other.

CURRENT COUNTY POLICY ON THE ISSUE:

The four General Plan Programs addressing fire services are:

- The County Department of Building and Safety and the County Fire Department will enforce fire standards as they review building plans and conduct building inspections.
- During the development review process, the County shall analyze high fire hazard areas and fire response times, and require mitigation measures when warranted.
- The County shall require uniform fire improvements for land uses and densities allowed in the five land use categories, so that all land developments would require the same fire improvements.
- The County has adopted the Fire Protection Master Plan to formulate a program of action to obtain and maintain countywide fire protection.

The land use standards are intended to ensure that new developments have an adequate level of fire protection. The two most significant land use standards are:

- The County has specific mitigation measures that may be required on development projects that can not meet the five minute response for fire service.
- The County requires specific mitigation measures for development that occurs in a high fire hazard area.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Policy Number 2 of the Growth Management Element advocates open space designations in areas of natural hazards and for areas with scenic features. Steep sloped areas often have both of these characteristics, in addition to being prone to high fire hazards. This policy may help discourage development on steep slopes, thus reducing the potential for fire damage.

Policy Number 4 of the Growth Management Element states that new development should bear its fair share of the cost of providing public services and facilities required by the development. Policy Number 4 also states that the ability to provide adequate public services shall be considered as a basis for approval of development applications. This reinforces the land use standard of service commitment in the Fire Services Section of the General Plan. This standard requires that concurrent with the submittal of Category I, II, or V project applications, fire protection service commitments, including fiscal commitments, will be evaluated in order to confirm that fire protection services will be adequate for the project.

Policy Number 9 of the Growth Management Element states that the County will establish level of service standards, and all County programs will be oriented to meet these standards. This reinforces the current County standard of a five minute response time for fire protection for certain intensities of land uses, and conditions that must be met when this standard cannot be met.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does establish a long range management tool for the entire county. This will provide the predictability needed for public and private entities to plan for the future.

The Growth Management Element Map shows various designations throughout the County. This development pattern will result in an increase in population which will translate into an increased need for fire protection. The programs and land use standards regarding Fire Service in the General Plan will ensure that new development is accompanied by the needed fire protection and that mitigation measures are included when needed.

Open Space and Rural designations are the most prevalent designations of the Growth Management Element Map occurring in hazardous fire areas. Small amounts of other designations also occur in hazardous fire areas. Development in hazardous fire areas is not only subject to the standard fire service requirements but will be required to provide additional mitigation measures.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to fire service resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to fire service resulting from the Growth Management Element Map.

MITIGATION:

None required.

HEALTH SERVICES

ISSUE:

A major concern of residents in established and developing areas in the County is the availability of medical services and facilities. Another related concern is the provision of medical services and facilities to County residents with limited incomes. The County Health Services programs provide services to medically indigent adults, those eligible for Medi-Cal, and other designated residents of the County. The demand for health services is dependent on population, socio-economic levels, the number of private health care providers that are affordable or accept Medi-Cal, and the services offered by private health care providers.

LOCAL AND REGIONAL SETTING:

Riverside County operates one hospital which is currently located in the city of Riverside. This facility will be relocated to Moreno Valley in the near future. The County also operates ten health centers and another is being built in Temecula. These health centers are funded by federal, state, and County revenues and are located from Western Riverside through the Coachella Valley. In Blythe the County has a contract with the Blythe Family Health Clinic to provide limited services, usually related to communicable diseases, to eligible County residents. In addition, numerous private hospitals are located throughout the County.

CURRENT COUNTY POLICY ON THE ISSUE:

The Health Department coordinates with all health service agencies to ensure that adequate health facilities are available to meet the needs of the population. In determining health services adequacy, consideration is given to unique demographic characteristics of the population. The County will assist the local Health Systems Planning Agency in the development of standards that can be used to evaluate the adequacy of health services to meet the needs of new development.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Policy Number 4 of the Growth Management Element states that new development should bear its fair share of the cost of providing public services and facilities required by development. Policy Number 4 also states that the ability to provide public services shall be considered as a basis for approval of development applications. This policy will reinforce the current County policy of collecting a Countywide Mitigation Fee to provide needed county facilities, which includes Health Services.

Policy Number 9 of the Growth Management Element states that the County shall inventory and quantify current and anticipated social and economic needs of the County. The Board of Supervisors will also establish level of services standards for all county departments. By completion of these two steps the County's Health Department will be able to submit their needed facilities for inclusion in the Capital Improvement Plan.

Policy Number 10 of the Growth Management Element states that the County shall continue to work with cities to meet the social and economic needs identified under Policy Number 9. The County requires that cities specify what their health needs are, and this policy will only enhance the relationship between the two entities.

Policy Number 18 of the Growth Management Element states that the County Capital Improvement Plan will commit funding to projects based on the priority assigned to them by the Board of Supervisors. This will formalize the process of deciding what facilities need to be expanded or added to accommodate the growing needs of the County.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does establish a long range guide for development for the entire county. This will provide the predictability needed by public and private entities to plan for the future.

The Growth Management Element Map shows various designations throughout the entire County. This land use pattern will result in an increase in population which will translate into a need for increased health services. The Countywide Development Mitigation Fee will help ensure that the new development will pay its fair share of the services that it will require, and the County Capital Improvement Plan sets up the mechanism to fund the projects needed to accommodate the expanding needs of the County.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to health service resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to health services resulting from the Growth Management Element Map.

MITIGATION:

None required.

JUDICIAL SYSTEM

ISSUE:

The 1980's brought an increase in population to Riverside County from 663,923 to 1.1 million in 1990, and for many communities the increase in population growth brought an increase in the crime rate. Crime in Riverside County has escalated to levels never planned or imagined a decade ago. To combat this escalation, the Riverside County judicial system has been challenged to handle the increase in case loads quickly, in order to keep the communities of the County safe from criminals.

Unlike other County agencies whose service areas decline or are eliminated as cities incorporate, the court system must in many cases increase its level of service. This has been difficult to accomplish because of the judicial system in Riverside County being funded through the State's budget and not the County's. As a result, additional demands are not always addressed quickly.

LOCAL AND REGIONAL SETTING:

The residents of the County of Riverside, and surrounding communities within San Bernardino, Orange and San Diego Counties are being plagued by the increase of crime in their communities. The issue of the County providing a quick and speedy trial has become a major concern for voters, especially as it relates to the death penalty. However, rapid population increases have resulted in larger case loads for the court system.

There are two Superior Court facilities in Riverside County. One is located in the City of Riverside and the other is located in the City of Indio. An additional facility is being proposed in Temecula to handle the increased case load. Municipal Court facilities are located in Corona, Lake Elsinore, Temecula, Hemet, Perris, Riverside, Jurupa, Palm Springs, Indio, and Blythe.

CURRENT COUNTY POLICY ON THE ISSUE:

Currently, the Riverside County Comprehensive General Plan does not address the court system. However, the update to the Public Service and Facilities Element will address courts. Also, the Capital Improvements Plan will address all County agencies including courts. Ordinance No. 659, known as the Countywide Development Mitigation Fee Ordinance, supplements the financing of public facilities through imposition of a "fair share of the cost" fee, a portion of which is allocated for the judicial system.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 4 states that the County will take the lead in coordinating and cooperating with other agencies which provide services in order to encourage timely provision of all public services. Levels of cost for providing public services and facilities shall be developed in accordance with phasing plans, to ensure that new development will bear its fair share of costs. The implementation of this policy would be beneficial to the judicial system in Riverside County because the judicial system would have a planning document to forecast future areas requiring increased court services.

Growth Management Element Policy Number 9 establishes that level of service standards are to be adopted by all County agencies. These standards will be set through the Public Services and Facilities Element Update, and the Capital Improvements Plan. Establishment of standards for court services will be beneficial to the judicial system, and will quantify the relationship between population growth and services required.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does establish a long range plan for the entire County. This will provide the predictability needed by the judicial system in the County to plan for future requirements.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to the judicial system resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are not significant impacts to the judicial systems resulting from the Growth Management Element Map.

MITIGATION:

None required.

LIBRARIES

ISSUE:

Libraries are an important community facility that provide a focal point of education and community awareness. They are becoming over burdened due to a growing population, growth in leisure time, higher educational goals and attainment, and a significant increase in the proportion of young people in the population. Adequate library facilities should be planned for and implemented, particularly in urbanizing communities where these facilities do not exist.

LOCAL AND REGIONAL SETTING:

There are approximately 35 public libraries in Riverside County. Nine of the libraries are municipally run and funded; five are in Riverside, two in Palm Springs, one in Corona, and one in Hemet. In addition there are three special districts, Banning, Beaumont, and Palo Verde Valley, which provide their own library, and are funded through their own taxing district. The remaining unincorporated areas of the county, along with 13 cities, provide 23 public libraries, and are governed by the County Library Law. This law allocates a share of the property tax from these areas to the County public library system. The County has contracted with the City of Riverside to run these 23 libraries. This joint operation of the City and the County libraries lowers the cost for each government by eliminating duplicate costs. This system provides a larger collection of library materials, and a better quality of professional staff assistance to residents than either individual cities or the county government could provide independently for the same cost.

A good way to judge the impact that growth has had on the County's library system is through examining how the service standards, set by individual library jurisdictions, are being met. Riverside County's Library service standards are composed of three elements which are interrelated. Each of those elements are essential to the overall level of service necessary to achieve the Library's goal of providing adequate library materials and efficient services to the population. The three elements of the service standards are materials collection, facilities standard, and a service standard. In 1987, Riverside County was at 70 percent of the collections standard, 32 percent of the facilities standard, and an average of 64 percent of the service standard. The County's ability to meet these three standards has been dropping steadily since 1977 when the library system was able to exceed two of the three standards.

All 35 of the public libraries located in Riverside County are a member of the Inland Empire Library system which includes Inyo and San Bernardino Counties. The Inland Empire Library system provides shared delivery, references, and special collections to the member counties. This allows these counties to enjoy economies of scale and shared resources. If the Inland Empire Library system cannot answer a patron's question, or locate

a reference, they can consult with the State of California Answering Network in order to obtain the information.

CURRENT COUNTY POLICY ON THE ISSUE:

- The County currently prepares Library Master Plans. These plans provide information on development and population increases occurring in the County. In addition, these plans assist the City/County Library System in development of standards that can be used to evaluate the adequacy of library services in meeting the needs of new and existing development.
- The County Library has been performing fiscal impact reports on major development applications, stating the impacts that the new development will have on the library system. The County Libraries' needs, along with those of other departments, are analyzed to determine how much each department will receive from Public Facility Fees derived either from the Countywide Development Mitigation Fee or the Development Agreement Fee.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 4 states that new development should bear its fair share of the costs of providing public services and facilities required by development. Policy Number 4 also states that the ability to provide adequate public services shall be considered as a basis for approval of development applications. This policy is intended to ensure that there are adequate facilities available for needs of the residents. This policy is not intended as a way to judge individual projects, but to examine service deficiencies and determine ways of correcting these deficiencies.

Growth Management Element Policy Number 9 states that the County shall inventory and quantify current anticipated social and economic needs in the County. The Board of Supervisors will also establish level of service standards for all county departments. This will allow the County Library the ability to submit their needed facilities for inclusion in the Capital Improvement Plan based on current and anticipated library needs of the County, in order to meet the established level of service standards.

Growth Management Element Policy Number 10 states that the County shall continue to work with cities to meet the social and economic needs identified under Policy Number Nine. Because of the close relationships that exists between cities and the County in the provision of library services, this policy will only enhance the relationship between the 21 cities and the County.

Growth Management Element Policy Number 16 advocates the sharing of revenue from new development and entering into revenue sharing agreements between the County, cities, and other jurisdictions. The revenue will be shared based on the proportion of the levels of services provided. Currently, 23 of the County's libraries are funded by both the cities and the County and this is an excellent example of how the cities and the County can enter into financial agreements that will be mutually beneficial.

Growth Management Element Policy Number 18 states that the County Capital Improvement Plan will commit funding to approved projects based on priority assigned to them by the Board of Supervisors. This will formalize the process of deciding what facilities need to be expanded or added to accommodate the growing needs of the County. By establishing this process the County will be able to provide more efficient services.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does establish a long range management tool for the entire county. This will provide the predictability needed by public and private entities to plan for the future.

The Growth Management Element Map shows various designations throughout the entire county. Development of the County as indicated on the map may result in an increase in population which will translate into a need for increased library services. The Countywide Development Mitigation Fee will help ensure that the new development will pay its fair share of the services that it will require, and the County Capital Improvements Plan sets up the mechanism to fund the projects needed to accommodate the expanding needs of the County.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to library service resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to library services resulting from the Growth Management Element Map.

MITIGATION:

None required.

PARKS AND RECREATION

ISSUE:

Riverside County's wide range of geographic features provide a diversity of recreational opportunities for its residents and residents from surrounding communities. Large areas of public lands within the County are managed by the state and the federal Government. Both provide recreational facilities in the form of state parks, national monuments, camping areas and other facilities. With a greater demand being placed on existing facilities by an increasing urban population, many residents of Riverside County fail to find adequate areas and facilities for recreation that are not overpopulated. The shortage of recreational facilities today is not so much in the quantity of land available, but in the completeness of the development of the recreational facilities within each park. The County Parks Department provides regional parks. Community and neighborhood parks are provided by cities, park districts and community service areas.

LOCAL AND REGIONAL SETTING:

Riverside County and other counties in the Southern California area recognize that limited financing had been available for parks and recreational facilities. These jurisdictions are dealing with these impacts by creating policies and standards to finance and maintain recreational facilities. One way of accomplishing this has been through matching state and federal funds. Many counties in the region have encouraged the formation of park districts to secure the acquisition of lands or payment of fees as a means of acquiring recreational development sites. Riverside County implements the Quimby Act, which requires land donations or payment of fees within the parks and recreation districts for community and neighborhood parks.

CURRENT COUNTY POLICY ON THE ISSUE:

The Riverside County Comprehensive General Plan has various programs that deal with parks and recreation. Some of the programs include:

- The regional park system which develops and maintains parks, providing recreational opportunities for residents of, and visitors to Riverside County.
- All County Regional Parks will be classified as to the type of park.
- The identification of lands that meet criteria for acquisition as Regional Parks.

- Neighborhood and Community Parks will be developed through various funding methods, such as implementation of the Quimby Act.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 2 addresses the subject of parks and recreational facilities by establishing programs to develop, fund, and implement a comprehensive open space protection program that identifies important natural areas and provides effective mechanisms to protect them. This policy will positively impact park and recreational facilities by focusing County efforts on park development. Recently, Riverside County contracted with a consultant for the Ten Year Parks Master Plan. The result will be a ten year program to develop mechanisms for the acquisitions of lands, and the management of parks and trails within the County of Riverside.

In addition, it has been determined that parks enhance and improve the pride of the community in which they are located. Through Growth Management Element Policy Number 11, the County encourages the development of socially healthy neighborhoods through the reorientation of General Plan policies and ordinance requirements, and by having parks and recreational facilities near or adjacent to existing neighborhoods.

IMPACTS OF GROWTH MANAGEMENT MAP:

The Growth Management Element Policy Number 1 indicates that the Growth Management Element Map shall serve as a basis for all land use and public service planning activities. This will allow the Parks Department to plan the most efficient means of providing parks.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to parks and recreational facilities resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to parks and recreational facilities resulting from the Growth Management Map.

MITIGATION:

None required.

SCHOOLS / CHILD CARE

ISSUE:

Increased development activity in Riverside County is causing significant enrollment increases in the school districts. The development activity that brings new families combined with increases of single parent families and working mothers have fueled the demand for child care facilities.

School districts in the County must prepare long range master plans in order to be eligible for state school facility funds and enrollment increases. The master plan evaluates existing and future enrollments in light of existing school facilities in order to establish future facilities needs. These plans help the school districts prepare for increases and also serve as supporting documentation for new methods to finance new school facilities.

LOCAL AND REGIONAL SETTING:

A shortage of schools and child care facilities exists throughout Riverside County and in many areas of the Southern California Association of Government's region. From January 1, 1989 to January 1, 1990, the student population in kindergarten through grade twelve grew by 10.4 percent in Riverside County. The entire state student population, in comparison, grew by only 2.7 percent. The Riverside County Office of Education projects that 61 new schools are needed, at a cost of \$700,000 million dollars, to meet the existing need. In ten years, it is projected that an additional 158 schools will be needed in Riverside County, at an average cost of \$1,800,000 billion in 1990 dollars. Many schools in Riverside County have instituted year-round schedules to alleviate the problems of overcrowding and lack of facilities. As of April 1990, seven of the County's 23 school districts were scheduled to begin a year round program in at least one of the district's schools starting July 1, 1990. Twelve more of the school districts are conducting feasibility studies, or are in the planning stages, in order to implement some form of year round program. Unfortunately, school districts in areas where the population is increasing will almost always have an overcrowding situation. This is because they must show an existing need in order to get state funds to build additional facilities. Many districts have applications requesting state assistance to build new schools. However, shortages in funding combined with the inability to react quickly has led to an inadequate number of schools being built.

School impact fees have been authorized since January 1987 as a result of Assembly Bill 2926. These fees are assessed on new residential, commercial and industrial development when they contribute to the need for construction and reconstruction of school facilities. Fee revenues are to be used for necessary capital improvements and may be used to lease or acquire interim facilities. Prior to January 1987 individual school districts could request

the collection of school impact fees. The fees varied since each school district established the amount they felt was necessary to mitigate the impacts resulting from new development.

Child care facilities are experiencing increased demand in Riverside County. Dual income families are becoming typical in southern California resulting in the demand for child care. Child care facilities are needed for infant and toddler care, before and after school care, sick child care and vacation care. The Department of Community Action statistics show that child care which is fully or partially subsidized is desperately needed by lower income families. Child care that is available and affordable to single parents is very important to encourage them to enter or remain in the work force. Child care costs, according to a Department of Community Action survey, can average \$320 a month for one child. If a single-parent's income is \$725 per month (\$4.25 per hour minimum wage) child care costs may be an effective barrier to employment.

CURRENT COUNTY POLICY ON THE ISSUE:

Several County Agencies have programs that deal with schools and child care. Some of these programs include:

- Population and housing data will be provided by the Planning Department to school districts for the preparation or revision of the districts' long-range comprehensive master plans.
- The Planning Department will work with school districts to develop projections for population growth and other data that is necessary for school planning. The Riverside County Office of Education is another source of information that can be useful to school districts.
- Fees can be collected to mitigate the impact of new development on a school district.
- A Child Care Coordinator position has been funded in the Riverside County Office of Education. One of the functions is to maintain a database of licensed child care providers.
- Community Development Block Grants (CDBG) and Community Service Block Grants (CSBG) are available for the development of child care programs and facilities.
- The Department of Community Action provides advocacy, community outreach, program coordination, training and technical assistance and indirect service delivery for qualifying child care projects.

The County land use ordinance currently allows the development of child care facilities in various zones throughout the County. In an effort to facilitate and encourage the provision

of more child care facilities, research has begun on amendments to the Comprehensive General Plan, Subdivision and Zoning Ordinances.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

The Growth Management Element Policies acknowledge that the County's population will increase. The additional population will require more schools and child care facilities. Several of the policies will contribute to this problem, but others will mitigate the increased population for an overall positive impact.

Growth Management Element Policy Numbers 4, 9 and 18 all deal with the provision of infrastructure. Schools, in particular, are part of the infrastructure that needs to be planned for to accommodate the population increase. The provision of schools will be coordinated to ensure that they are adequately and timely supplied. Existing and forecasted needs will be identified in order to establish adequate levels of service standards. Once this is accomplished, plans can be developed for the phasing of public services and facilities, including schools. Finally, the Capital Improvements Plan will coordinate the financing and construction of facilities to meet the needs of the current and projected population.

Jobs and economic diversity are encouraged by Growth Management Element Policy Numbers 12 and 13. An increase in jobs may entice more workers into the labor force. This could result in a greater need for child care if a single parent or both parents are working.

Growth Management Element Policy Numbers 5 and 11 would help to decrease the shortage of child care facilities by encouraging mixed use developments. These developments would be encouraged to provide not just housing, but jobs and commercial establishments to meet the needs of the residents. Socially healthy neighborhoods could be a result of mixed use developments and provide for all the social and economic needs of the residents, which could include jobs, housing, schools, child care, and open space. Incentives will be developed to encourage this type of development, through revisions to the Comprehensive General Plan and Ordinances.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map accommodates an increase in the County's population. This population will require improvements to and additional infrastructure to maintain the existing quality of life. These impacts are addressed through the Growth Management Element Policies which will have a positive impact throughout the County. The Growth Management Element Policies will provide the mechanisms to develop infrastructure and the Map will provide the direction.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to schools/child care from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to schools/child care from the Growth Management Element Map.

MITIGATION:

None required.

SHERIFF SERVICES

ISSUE:

The County of Riverside Sheriff's Department provides police protection for the unincorporated areas of Riverside County as well as the cities of La Quinta, Indian Wells, Palm Desert, Rancho Mirage, Desert Hot Springs, Lake Elsinore, Moreno Valley, Norco and Temecula. The Riverside County Sheriff Department's primary responsibilities are to provide a secure living and working environment and maintain law and order. In addition to reducing the crime rate, decreasing the response time of sheriff calls, involving the public in crime reduction efforts, the Department is also responsible for maintenance of county jails, and providing services for Riverside County's Court System.

In order to broaden the coverage of police protection throughout the County and to maintain law and order, mutual aid agreements were established between jurisdictions to provide police protection and other services in emergency situations. These agreements have come under fire recently because many communities feel that their tax dollars are being spent on services outside of their jurisdiction.

The 1980's brought an increase in population from 663,923 to 1.1 million in 1990 in Riverside County. For many communities the increased growth brought a escalation in the crime rate due to urban sprawl and drug use. The Sheriff Department's response time to crime incidents is a major concern in many urban as well as outlying areas. Much of the growth occurred in areas that had been rural.

LOCAL AND REGIONAL SETTINGS:

The residents of the County of Riverside and surrounding communities within San Bernardino, Orange and San Diego Counties are being plagued by increases in crime. The issue of adequate police protection has become a major concern for residents of Southern California, including Riverside County.

CURRENT COUNTY POLICY ON THE ISSUE:

The General Plan contains two programs which deal with the issue of sheriff services:

- The Crime Prevention Unit of the Sheriff Department reviews development applications to assure that crime prevention is incorporated into the project's design.
- Neighborhood Watch Programs are established through Homeowner's Associations.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 4 states that the County will take the lead in coordinating and cooperating with other agencies which provide services to encourage the timely provision of all public services. Levels of cost for providing public services and facilities shall be developed in accordance with phasing plans, to ensure that new development will bear its fair share of costs. The ability to provide adequate services shall be considered as a basis for approval on development applications. Implementation of this policy would be beneficial to the Sheriff's Department because the Department would have a planning document to forecast future areas requiring increased sheriff services.

Growth Management Element Policy Number 9 establishes that level of service standards must be adopted by all County Departments. These standards will be set through the Public Services and Facilities Element Update. Establishment of standards for sheriff services will be a positive impact on sheriff services, for it will demonstrate the relationship between population growth and services required.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

Growth Management Element Policy Number 1 indicates that the Growth Management Element Map will serve as a basis for all land use and public service planning activities. Use of the map in this manner will benefit sheriff services because the unincorporated lands would be delineated by level of future development. This will allow the Sheriff's Department the ability to plan the most efficient means of service.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to sheriff services resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to the sheriff services resulting from the Growth Management Element Map.

MITIGATION:

None required.

SOCIAL SERVICES

ISSUE:

The primary concern of social services programs in the County of Riverside has been to provide income and social programs to groups, such as the homeless, mothers with dependent children, senior citizens, the physically handicapped and the mentally handicapped. Services for the various groups are administered by separate agencies at the federal, state, and local levels.

As new low-income or the "working poor" move into the County, social services prove to be inadequate to meet demands. Social programs such as food stamps and Medicare are mandated at the federal and state level, often without sufficient funding. Local health services, if they exist at all, have been overwhelmed. Housing is a particular problem because the price of existing housing is unaffordable to these groups and is resulting in problems such as overpayment for low income units, overcrowding, and a large number of homeless parents with dependent children.

LOCAL AND REGIONAL ISSUES:

Many social service programs that have been created to assist those in the low income bracket have failed, or have never gotten off the ground due to resistance from neighborhood groups. The not-in-my-backyard attitude restricts social service programs from being effective, and yet the public, federal and state requirements demand that these groups be helped.

The Riverside County Department of Public Social Services has had an eight to ten percent increase in services over the last five years. The increase in service has also required an increase in facilities and staff. Federal and state requirements mandate that the social service programs be in existence and be effective. Currently the Department has 19 offices throughout the County to carry out these programs. However, the funds to support these mandated programs are not sufficient. The result is that the Department's employees have to carry increasingly larger workloads without corresponding increases in salary, causing a high turnover of employees.

In 1985, the Department of Community Action completed a "Status of Poverty" report which contained a statistical analysis of those living below the poverty line in Riverside County. The report indicates that Riverside County has the ninth largest population of residents below the poverty line when compared to other California counties.

The services provided by agencies such as the Department of Public Social Services and Community Action are provided to all County residents, regardless of whether they live in an incorporated or unincorporated community.

CURRENT COUNTY POLICY ON THE ISSUE:

Currently, the Riverside County Comprehensive General Plan does not address the social service system. However, the updated version of the Public Services and Facilities Element will address the social service system. Also, the Capital Improvements Plan will address all County agencies, including social service agencies.

Ordinance No. 659, known as the Countywide Development Mitigation Fee Ordinance, supplements the financing of public facilities through imposition of a "fair share of the cost" fee, a portion of which is allocated for social services.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 4 states that the County will take the lead in coordinating and cooperating with other agencies which provide services in order to encourage timely provision of all public services. Levels of cost for providing public services and facilities shall be developed in accordance with phasing plans, to ensure that new development will bear its fair share of costs. The implementation of this policy would be beneficial to the social service programs in Riverside County because the social service programs would have a planning document to forecast future areas requiring increased social services.

Growth Management Element Policy Number 9 establishes that level of service standards are to be adopted by all County agencies. These standards will be set through the Public Services and Facilities Element Update, and the Capital Improvements Plan. Establishment of standards for social services will be beneficial to the social services programs, and will quantify the relationship between population growth and services required.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does establish a long range plan for the entire County. This will provide the predictability needed by the social services in the County to plan for future requirements.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to social services resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to social services resulting from the Growth Management Element Map.

MITIGATION:

None required.

TRANSPORTATION

ISSUE:

The worsening transportation crisis has moved center stage for residents, the business community, and policy makers of Riverside County. The County's road network is inadequate to handle future demands of urban growth. Traffic congestion, road maintenance and repair and alternative forms of transportation are issues that have environmental and financial considerations. The expansion of the freeway system has greatly improved the accessibility of Riverside County to surrounding job markets. This factor accounts for changing travel patterns and increased demands for local highway facilities as well as other major inter-county routes.

In order to address these transportation issues, the County is working on several aspects of transportation planning. The passage of Measure A established a one half of one percent sales tax for funding of highways and road maintenance. The funds from Measure A will be used primarily for the maintenance of present road systems. To broaden the scope of responsibility for transportation in the County, the Road Department was renamed the Riverside County Transportation Department, and directed to decrease trip generation as it relates to different land use types and evaluate alternative transportation systems, such as light rail, to reduce present and future highway congestion. With the passage of Proposition 116, potentially two billion dollars for passenger rail projects will be available throughout the state of California. The result could be an alternate transportation system that will provide economical and environmentally safe transportation. In addition, this will decrease traffic congestion and improve air quality, which are perhaps the most pressing issues with regard to highway-related environmental impacts in Riverside County.

LOCAL AND REGIONAL SETTING:

Easy access to job opportunities in the County and nearby Los Angeles, Orange and San Diego counties is important to the County's employment picture and economic well being. Several major freeways and highways provide access between the County and all parts of Southern California.

Currently in the County, inter-community and metropolitan bus services are provided by the Southern California Rapid Transit District. Transcontinental bus service is provided by Greyhound Lines and Continental Trailways. Local bus service is provided by the Riverside Transit Agency which includes the cities of Banning, Beaumont, Corona, Hemet, Lake Elsinore, Moreno Valley, Norco, Perris, Riverside, San Jacinto and the western part of Riverside County. The City of Riverside also has a city-operated mini-bus system as does the City of Corona. Sunline provides local bus service throughout the Coachella Valley.

Freight services to major west coast and national markets is provided by three transcontinental railroads. They are the Santa Fe, Union Pacific, and Southern Pacific Railroads.

Light rail transit is being constructed in the Los Angeles and Long Beach areas. Truck service is provided by several common carriers, making available overnight delivery service to major California cities.

CURRENT COUNTY POLICY ON THE ISSUE:

The Current County programs that relate to transportation include:

- The Riverside County Highway Plan shall continue to be utilized as the basis for the present and future circulation system. A key component of this plan is an assessment of the present circulation systems' ability to handle traffic generated by development projects, thereby ensuring that future land uses can be accommodated within the overall circulation network. The County Highway Plan will be reviewed periodically to ensure that it is kept current and reflects actual needs and that cooperation exists between County agencies, the California Department of Transportation (CALTRANS), and the incorporated cities that participate in transportation planning activities within Riverside County. This cooperation will promote uniformity in highway development studies, as well as coordinated expansion of the highway system.
- The County Transportation Department will coordinate all work with incorporated cities and adjacent counties to establish right-of-way requirements and improvement standards for General Plan roads which cross jurisdictional boundaries.
- The Road Construction Program will continue to require annual reports which lists all projects scheduled for improvement during the fiscal year. This list is based upon the Transportation Department's prioritization of the County's road construction needs.
- The County Transportation Department and County Planning Department shall continue to encourage specific programs and new developments which utilize bicycling, car-pooling, public transportation and other alternative travel modes that are energy efficient.
- The Park-N-Ride Sites program was established to determine the need for park-n-ride facilities. After it has been determined that there is sufficient need for park-n-ride facilities, the County will assist in finding locations for these facilities.
- The County Transportation Department shall conduct a periodic review to determine the need for exclusive "bus and car-pool " lanes as transit demand and high occupancy commuter travel increases.

- The County shall continue to develop and maintain a Countywide Bikeway System through the coordinated efforts of County and local agencies.
- The bicycle route maps shall be reviewed periodically by the County to ensure that they are kept current.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 1 indicates that the Growth Management Element Map will shall serve as a basis for all land use and public service planning activities. Use of the map in this manner will beneficially impact transportation because the County would be delineated by levels of future development. This will allow the County's transportation agency and other transportation agencies to plan the most efficient means of providing transportation facilities.

Growth Management Policy Element Number 4 establishes that five year public service phasing plans will be done. In addition, the policy indicates that development should pay it's fair share of cost for public services. This policy addresses the issue of reducing traffic congestion, by ensuring that capital improvements planning will be linked with phasing plans, thereby addressing transportation needs.

Growth Management Element Policy Number 5 encourages incentives for alternative transportation modes such as public transportation, car pooling lanes, bicycling, and light rail by promoting clustering and mixed use development, through revisions to General Plan policies and ordinances.

Growth Management Element Policy Number 6 mandates that the County shall prepare and implement a comprehensive transportation plan to address the County's transportation needs within the unincorporated areas. In the past, there were several agencies that handled various aspects of transportation. This policy addresses the County's transportation needs and creates a plan for cooperation between the counties and cities.

Growth Management Element Policy Number 7 indicates that the County should be proactive in ensuring all public transportation needs are met adequately and efficiently through promoting the concept of a comprehensive transportation agency. Policy 7 and Policy 11 of the Growth Management Element complement each other by encouraging the development of socially healthy neighborhoods through General Plan policies and ordinance requirements, and by establishing reliable public transportation that will allow access from one area to another.

Growth Management Element Policy Number 12 promotes economic diversity by having the County emphasize commercial and industrial development. With a larger job market created by a strong economic development strategy, the number of residents that will be

commuting to Orange and Los Angeles Counties for employment will be drastically reduced during morning and evening rush hour traffic. This policy also promotes an economic strategy, based on sub-regional planning units, that will be linked to the twenty year employment targets, the Annual Growth Report, the Capital Improvements Plan, and the Transportation Plan. The County will compile an information data base on types, numbers and location of jobs to measure progress.

Growth Management Element Policy Number 13 promotes an increase in the jobs to housing ratio by relating programs for land use, economic development, and housing. If the County is able to establish a larger job market for its residents, the need for commuting daily will be significantly reduced, thereby approaching desired job to housing ratios. As more workers live farther away from their jobs, traffic and air quality problems will only become worse.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

An accessible highway system is vital to Riverside County's ability to improve the job to housing ratio, and in moving its increasing populace from home to work easily. The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does establish a long range management tool, by providing the predictability needed by public and private entities to plan for the future building of roads, highways and alternative transportation systems. The utilization of the Growth Management Element Map by the Riverside County Transportation Department and other agencies involved in aspects of transportation will be useful in the planning of future maintenance of our highways, bridges, and transit systems.

The development of land use patterns suggested by the Growth Management Map and its policies should bring about logical planning, design, and implementation of an expanded and balanced transportation system that is consistent with the County's General Plan Circulation System's policies and programs.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to transportation resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to transportation resulting from the Growth Management Element Map.

MITIGATION:

None required.

UTILITIES

ISSUE:

The provision of water, sewer, natural gas, electricity and phone services are expected when new development occurs within the County. The long term availability of these resources should be considered when approving and locating new development within the County.

LOCAL AND REGIONAL SETTING:

A greater demand will be placed on utility providers to meet the needs of the increased population forecasted in Riverside County as well as the Southern California Association of Government's region. The siting of facilities should be a regional and local concern because most utilities are supplied by sources outside of the region.

As the population increases, conservation and recycling will play an expanding role in conserving natural and man-made resources. Conservation must be practiced, not just in times of short supply, but in plentiful times as well.

CURRENT COUNTY POLICY ON THE ISSUE:

Several departments and agencies are involved with the placement and provision of utilities within the County. The Comprehensive General Plan has policies and programs that deal with environmental issues and the siting of utility facilities. Two of these programs are:

- Utility siting will be accomplished through the development of goals, policies, routing criteria, specific transmission line corridors and potential locations for electrical generating facilities, which will provide a planned approach to future locations of electrical transmission lines and generation sites.
- The County will coordinate with local electric utility companies to accommodate 115 KV electric transmission facilities in the design and implementation of land use proposals and public roads.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Several of the Growth Management Element Policies have a significant impact on the provision of utilities throughout the County. These policies will have a positive impact because they encourage the planned provision and conservation of resources.

Growth Management Element Policy Numbers 4 and 18 deal with coordination of public facility and service plans. These plans will provide the incentive to ensure the adequate and timely provision of public facilities and services. These plans will be cooperatively developed to establish priorities based on population and need.

Growth Management Element Policy Number 5 provides for the development of incentives to encourage innovative approaches like clustering and mixed use developments. By clustering development utility providers may be able to avoid extending services to outlying areas and concentrate on areas in urban and closely surrounding designations.

Resource Conservation is encouraged by Growth Management Element Policy Number 8. The cooperation of cities, special districts and utility providers will be necessary in the development of incentives to minimize the usage of limited resources. In order for recycling efforts to be successful, incentives must be provided and convenience taken into account to encourage County residents to participate. Resource conservation not only includes recycling but minimizing the usage of limited resources like water. Programs can be developed that encourage the use of drought tolerant plants, solar heating, and the use of reclaimed water.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map recognizes that the population of Riverside County will increase, which results in the need for more utilities than are currently being provided. However, the map indicates the direction of growth in the County, allowing utility providers the predictability needed to plan for the future. They can see how most growth will develop, moving outward from cities and urban areas and anticipate the needs in a particular area. Knowing this, utility providers will be better able to provide adequate and timely service.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to utilities from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There no significant impacts to utilities from the Growth Management Element Map.

MITIGATION:

None required.

WATER AND SEWER

ISSUE:

In the arid western United States, water is synonymous with settlement. Most agricultural operations, with the exception of livestock grazing, require large amounts of water for irrigation. Similarly, urban development depends upon the availability of adequate water supplies. Water supplies can generally be divided into three categories: surface waters and the impoundment of surface waters within the local drainage basin; local groundwater supplies; and waters imported to a locality through interbasin transfers. Within a given area, distribution systems are generally devised to eliminate the need for individual wells or riparian diversion facilities.

A portion of Riverside County's water supply is from groundwater, and many water districts rely solely on wells and storage facilities. The groundwater table is generally high following heavy rains, but a prolonged drought could threaten the supply of water to many residents of Riverside County.

Several of the smaller water agencies in Riverside County use surface water for their agricultural and domestic water. Most rely on stream diversions in the high mountains where the water is still pure. There are some problems with contamination of the water; however, chlorination of the water by the various agencies resolves this problem.

In addition, Riverside County relies on imported water from the Colorado River and the State Water Project. In 1985 Riverside County's yearly allotment of water from the Colorado River dropped from approximately one million acre feet to 500,000 acre feet. However, from 1985 through 1989 Riverside County has been receiving approximately 1.2 million acre feet a year from the Colorado River because surplus water has been available. In 1990 Riverside County could receive only 900,000 acre feet from the Colorado River due to drought conditions and increased use by other entities. The amount of water that Riverside County receives from the Colorado River may continue to diminish if this water supply continues to dwindle. However, much of this loss will be offset by an increase in the amount of water received from the State Water Project.

Riverside County wastewater collection and treatment systems are another vital issue for the County. There are fewer wastewater collection and treatment systems than water distribution systems because the simpler system of using septic tanks and leaching fields has been the least expensive way of handling sewage in the more rural areas of Riverside County. Due to urbanization and increasing population in the County, pollution of existing water resources in some areas is imminent, and, in fact, has already taken place. Thus water quality has become an increasingly important aspect of water system management. Depending upon physical factors such as soil properties and water table depths and

residential densities, sewage disposal methods other than individual septic tanks, become necessary. Such facilities may be individual package treatment plants for small communities or may be regional sewage treatment plants serving a broad area. In the future it can be expected that sewage collector systems will go hand in hand with water distribution systems.

Many of the water and sewer agencies in Riverside County have problems supplying needed services to their customers. They are facing problems with capacities, extending service, maintenance and related financial problems. The major sources of water in Riverside County are underground water supplies, stream diversions, and imported water from the Colorado River and the State Water Project. The problems that are occurring are in water storage and the supplying of water to various parcels. Several of the water districts do not feel they have adequate water storage capabilities to service the customers in their districts during a prolonged drought or a natural disaster. Consequently, the water districts are expanding their storage capacity by installing more water storage tanks. Several of the rural water districts have problems with vandalism of their storage tanks.

Some of the water districts are experiencing problems supplying water to their customers due to the fact that their lines are very old. Many times the lines are small and cannot maintain the needed pressure. These districts are continually upgrading their systems by replacing the old pipes with new larger pipes as part of their capital improvement effort. Another problem, which is common to several of the districts throughout Riverside County, is the capacity of the wastewater treatment plants. Several of the districts are nearing or are at capacity, and are in the process of expanding their present facilities or building new facilities.

The problem which is most common to all water and sewer agencies, since the passage of Proposition 13 is financing. Special districts relied on property taxes, special assessments, long term bonding and short term promissory notes. The districts were regulated according to the amount they could tax each parcel. Since the passage of Proposition 13, special districts are no longer able to assess property and issue long term bonds. All revenues are now obtained by charging development fees, service rates, and short term money from the County. The County assesses all property at the rate 1% of the assessed value. This percent can be higher to pay back voter approved bonds. The districts are allotted their "fair share" from these funds. This has had an impact on all of the water and sewer districts. Many are now limited to only necessary maintenance and operating expenses. Many have greatly restricted their capital improvement projects due to financing problems and because they are no longer able to issue bonds to finance projects.

LOCAL AND REGIONAL SETTING:

Within the unincorporated portion of Riverside County, water and sewer facilities are provided by approximately 73 different agencies or districts. Many provide both water and sewer facilities, while other agencies provide only water or sewer. These purveyors consist

of County Water Districts, Community Service Districts, Irrigation Districts, Municipal Water Districts, Mutual Water Companies and Water Agencies. Each of the water and/or sewer agencies is governed by different rules and regulations concerning their formation, taxing powers and the services they provide. Each agency is limited to the territory that may be included within their district and any additional territory that can be annexed.

However, there are areas in the County where water and/or sewer are not available. In these areas, residents must rely on wells to provide water and septic tanks for sewage facilities.

CURRENT POLICY ON THE ISSUE:

The two General Plan programs addressing water and sewer are:

- The County shall map areas of existing and future water and sewer lines. In addition, information will be exchanged between the County and water and sewer providers regarding development, and the adequacy and availability of water and sewer services.
- The County shall encourage the utilization of wastewater treatment facilities which provide for the reuse of wastewater.

In addition, the five land use categories were established to define the intensities and extent of future land uses. These categories are I, II, III, IV, and V. The categories are based on public facilities capabilities, and each includes a number of permitted residential, commercial and industrial land uses which correspond to the level of public facilities within each category. Land use category designations on individual parcels of land are determined through the Land Use Determination System, which utilizes the County's land use policies in conjunction with the General Plan maps.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Growth Management Element Policy Number 4 states that new development should bear its fair share of the costs of providing public services and facilities required by the development. Policy Number 4 also states that the ability to provide adequate public services shall be considered as a basis for approval of development applications. This reinforces the current county policy of determining the land use category and what densities will be permitted, based on the provision of water and sewer to the development.

Growth Management Element Policy Number 8 states that the County shall utilize incentives to minimize usage of limited resources such as water and waste disposal sites. This policy will allow these limited resources to be stretched farther to meet the expanding needs of the population more efficiently.

Growth Management Element Policy Number 16 advocates the sharing of revenue from new development by entering into Revenue Sharing Agreements between the County, cities, and other jurisdictions. This policy will assist in water and sewer provision, since these services would be based on logical geographic areas and not political boundaries.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The primary data used to develop the Growth Management Element Map included: transportation, including existing and planned corridors; reliable environmental and agriculture information, including Williamson Act information; approved and existing areas of urbanization; community plan areas; community policy areas and community policies in the Land Use Planning Areas; growth forecasts; and existing and planned water and sewer facilities.

The Growth Management Element Map will be refined through the Transportation Plan, Open Space and Conservation Program, Agriculture Element, the Capital Improvement Plan, and the Water and Sewer Plan. The Water and Sewer Plan is scheduled to be updated in 1991 and will provide a guideline of the water and wastewater systems required to serve the County's future needs. The Plan should ultimately lead to coordinated and adequate provision of domestic and wastewater systems to the urbanizing areas within the County.

The Growth Management Element Map will provide both public and other service providers the ability to provide the appropriate levels of service to existing, as well as planned development, based on the designations on the map. For example, Urban areas would require that water and sewer services be provided by special districts. Rural Community areas may or may not be in a water district, but are usually served by septic tanks. A notable exception is the Idyllwild area which is served by both water and sewer districts. Rural, Agriculture, and Open Space areas would generally use wells and septic tanks although piped water is preferred whenever feasible. Because the provision of water and sewers and development are interdependent, the Growth Management Element Map will provide the water and sewer agencies a guide of the level of services required for all areas of the County. This would provide water and sewer agencies the same foundation as the County for meeting the service requirements of Riverside County.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to water and sewer services resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to water and sewer services resulting from the Growth Management Element Map.

MITIGATION:

None required.

CHAPTER FIVE

ALTERNATIVES TO THE PROJECT

ALTERNATIVES TO THE PROJECT

The California Environmental Quality Act requires that an Environmental Impact Report provide a range of reasonable alternatives to the project that could attain the project's objectives. The project under consideration is the Growth Management Element Policies and Map, as prepared by the Growth Management Element Policy Advisory Committee. These alternatives shall include a "no project" alternative. The discussion of alternatives is to focus on elimination or reduction of significant adverse environmental effects. The alternatives chosen should permit a reasoned choice, and encourage informed decision-making and public participation. The merits of the alternatives should be compared.

"NO PROJECT" ALTERNATIVE

The "no project" alternative would result in the Growth Management Element not becoming a part of the Comprehensive General Plan. To choose the "no project" alternative means that the Comprehensive General Plan, as it exists, will continue to address the impacts of growth. The General Plan is the policy guide that expresses the desired physical development of the County, over the long term. The General Plan provides a great deal of technical knowledge of the resources of the County.

The addition of the Growth Management Element to the General Plan would provide Riverside County with goals for managing growth which would be implemented through the General Plan. The difference between the General Plan as it stands today, and a General Plan that includes the Growth Management Element, is that the Growth Management Element brings the programs of the General Plan together, and identifies how these programs work in unison to achieve the County's goals for the long term development of Riverside County. The Growth Management Element visually demonstrates the potential future development of Riverside County on one map, which is accomplished through the combination of multiple maps by the current General Plan. The Growth Management Element directs programs, some of which are already referenced in the General Plan, and provides timeframes for their completion.

The "no project" alternative will not eliminate or reduce adverse environmental effects, because it does not provide a specific approach to growth. Without a decision as to how growth will be handled, the impacts resulting from it will not be addressed. The "no project" alternative would be a continuation of "business as usual" in Riverside County. Potentially, adverse environmental effects could increase if programs such as Open Space and the Air Quality Element are not implemented.

SERVICE LEVEL ALTERNATIVE

An alternative to the Growth Management Element Map as it is currently proposed would be to utilize the map as a service level map. This would entail classifying the designations on the map into service level categories. A possibility would be to place the Urban and Rural Community designations into a single classification, Rural and Agriculture into another, and Open Space as a final category. This alternative would be of use in the preparation of the Capital Improvements Plan, and the Public Services and Facilities Element Update. This would relate the level of service needed to the mapped designations. The Growth Management Element Policies would not be affected by this alternative.

Utilization of this alternative would provide certainty for service planning by special districts. The Map would periodically be updated to include data from projects such as the Transportation Plan and Open Space Program. This alternative and the proposed Growth Management Element Map both provide assurance that the different lifestyles existing in Riverside County will be maintained. The service level alternative would not eliminate significant adverse environmental effects any more than the proposed Growth Management Element Map. The service level alternative has the advantage of simplifying the Growth Management Element Map while maintaining its usefulness.

POPULATION PROJECTION ALTERNATIVE

A potential alternative of the Growth Management Element Map, as it is proposed, could be a map that conforms strictly to population projections. The Southern California Association of Governments (SCAG) provides forecasts for population and housing through the year 2010. These projections are formulated as a joint effort between SCAG and the local jurisdictions, and are currently utilized primarily for regional programs. Historically, the projections have been exceeded in Riverside County during the high growth of the 1980's. As a result, the projections have not been as heavily utilized by local governments as they could have been.

A potential impact of orienting the Growth Management Element to strictly carry out population projections is that if the projections are low or high, the infrastructure built may not match the needs of the actual population. To carry out conformance with population projections would require a commitment of resources to monitoring the performance achieved. While this may provide a useful comparison of goals versus achievements, local governments have limited resources, and therefore must choose how to allocate their resources. Another concern is that population projections need to be able to adapt to change. If all planning programs are strictly based on a set of population projections, when projections are changed, the programs will be subject to major revision. There is an advantage to building in a process that recognizes that situations change, and allow for adaptation. A strict adherence to population projections as the basis for addressing growth issues may not allow this. It could result in local governments not being able to respond to changes in legislation, the economy, or the needs and desires of its citizens.

The population projection alternative could result in a reduction of significant adverse environmental effects, because a smaller population is likely to cause less environmental impacts. The difficult aspect is how to control population growth so that population projections end up as reality. According to SCAG's Growth Management Plan, Southern California's population is and will be impacted by natural birth rates, even more than by in-migration to the region. While the national population per household figure has decreased, Riverside County's has increased from 2.7 in 1980 to 2.8 in 1990, per State Department of Finance information. Since a majority of the people moving to Riverside County do so to take advantage of the affordable housing, and many of them are within child-bearing years, Riverside County may continue to see an increase in population per household. In summary, this alternative has the potential to reduce significant environmental impacts, but lacks the ability to respond to changing conditions and the needs of citizens.

OPEN SPACE ALTERNATIVE

This alternative envisions more open space areas being shown on the Growth Management Element Map than are currently indicated. The proposed Growth Management Element Map delineates approximately 78 percent of the unincorporated County as open space. The majority of this are lands which are under state and federal jurisdiction. Since the majority of the eastern portion of the County already is designated open space, as is the majority of the Idyllwild subregion, areas within the western portion of the County and the Coachella Valley would have to be targeted for open space to accomplish this alternative. This alternative could reduce potential adverse environmental effects through the preservation of open space. The difficulty in implementing this is that there is no complete inventory of resources of the County to assist in determining what areas should be preserved as open space.

In order for open space to benefit current and future generations, it must be preserved and protected. Methods to accomplish this vary, but the way these lands are managed may determine how well they are preserved. Successful open space protection involves a commitment of funds. Riverside County has begun working towards this through the establishment of the Countywide Mitigation Fee, which allocates funds for habitat preservation. The Stephens Kangaroo Rat mitigation fee will provide for habitat preservation also. The Multi-Species Habitat Conservation Plan is addressing the possibility of preserving habitat for several species. Of course, there are other types of open space such as recreation areas. The Parks Ten Year Master Plan will provide an idea of the park needs of Riverside County. The formation of an Open Space District for Riverside County will likely be on the ballot in November of 1990. The Wildlife Corridor Study is scrutinizing the mutual impacts of urbanization and wildlife in the Box Springs Mountain/Badlands area. Regional Trails are being added to the Open Space and Conservation Map.

As the efforts listed above are completed, the Open Space and Conservation Map and the Growth Management Element Map will be adjusted to reflect these results. Environmental information was one of the criteria used when the Growth Management Element Map was created; also, the process was established for revisions to be made to the map as this type of information became available. The result of these various efforts will provide the knowledge as to the areas that most critically should be preserved, and ideas for funding and management.

An open space alternative to the Growth Management Element Map would result in a map composed of the information that will be generated through the various studies previously listed. An open space alternative map would not address the complete range of land use issues, because it would be lacking a plan for the location of Urban, Rural, Rural Community and Agriculture Areas. An open space alternative would be inferior to the Growth Management Element Map as proposed, because it would not demonstrate the

relationship between open space preservation and communities. The Growth Management Element shows all this information and includes a policy on open space. Therefore, while an open space alternative may appear to reduce adverse environmental impacts, and since the Growth Management Element will be updated to include information relative to open space, the open space alternative does not contain as many benefits as the Growth Management Element.

CHAPTER SIX

CEQA MANDATORY TOPICS

THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

ISSUE:

The California Environmental Quality Act requires a description of the cumulative and long-term effects of any proposed project which may adversely affect the state of the environment. In addition, the reasons why the proposed project is believed to be justified at the present time, rather than reserving an option for further alternatives, must be evaluated.

LOCAL AND REGIONAL SETTING:

Riverside County and the Southern California Association of Government's region is experiencing rapid population growth. This growth is generally attributed to economic factors, such as abundant employment, and a favorable climate.

The lack of effective long-range planning has indirectly contributed to traffic congestion, poor air quality, affordable housing shortages and an imbalance between jobs and housing. The Southern California Association of Governments has adopted the Regional Strategic Plan to address these issues on a regional level. The County is incorporating components of the Regional Strategic Plans into the draft Air Quality Element and the draft Housing Element to address these issues at the County level. The Growth Management Element will provide further direction for dealing with financial issues, land use management, and the social and economic needs of the County's residents. The Coachella Valley Association of Governments and the Western Riverside Council of Governments deal with the implementation of regional programs at a more local level. For example, the Coachella Valley Association of Governments has developed a transportation plan and a housing plan to address regional issues in the Coachella Valley. The Western Riverside Council of Governments has recently been established, and will soon develop plans to deal with the issues of concern in the western portion of the County.

CURRENT COUNTY POLICY ON THE ISSUE:

The County is currently in the process, or will soon begin to update most of the long-range planning documents. Some of these documents include the Air Quality, Housing and Public

Services and Facilities Elements of the Comprehensive General Plan. The Open Space Program, Transportation Plan and Capital Improvement Plan are all currently being developed. The Growth Management Element provides further emphasis on the need for long-range, cooperative planning between County departments and agencies, cities, and private service and utility providers. Long range planning efforts such as the Air Quality Element, Housing Element, Open Space Program and the Annual Growth Report provide County policy and long term goals. Other jurisdictions and service providers are able to ascertain the approach that the County will take when addressing issues of concern.

One reason the County participates in regional governments is to provide input into regional plans and documents. An objective of the various regional plans is to provide long-range planning, but not to the short-term detriment of the region. The Southern California Association of Governments provides population, housing and employment projections for Riverside County as well as for the entire region. The County has incorporated these projections into the Comprehensive General Plan. These projections are currently being updated through the Land Use Element to reflect the most recent SCAG projections.

IMPACTS OF THE GROWTH MANAGEMENT POLICIES:

The Growth Management Element provides policies to direct the growth in the County. These policies in conjunction with the Growth Management Element Map will ensure a balance of short-term environmental uses and long-term productivity.

The Growth Management Element Policies will benefit both short-term environmental use and long-term productivity. Growth Management Element Policy Number 9 establishes that level of service standards will be developed by all County departments and agencies to address the current and future needs of County residents. The Capital Improvements Plan will prioritize the needs of the County in both the short and long-term, as identified in Growth Management Element Policy Number 18. Growth Management Policy Number 6 indicates the need for a transportation plan that will provide a vision to address all of the County's transportation needs, in order to be proactive in meeting current and future County needs.

Growth Management Element Policy Number 11 will encourage the development of socially healthy neighborhoods that provide both jobs and housing. Growth Management Policy Numbers 5 and 14 will encourage clustering and mixed uses to achieve socially healthy neighborhoods as well as develop incentives for the provision of affordable housing.

Growth Management Element Policy Numbers 2 and 3 provide for the development of open space and agricultural protection programs to maintain these areas for the short and long-term benefit of all County residents. Resource conservation programs will be developed and incentives established to prolong the life of limited and man-made resources for current and future residents as identified in Growth Management Element Policy Number 8.

Financial policies will ensure the economic stability of the County by establishing debt levels, revenue sharing and revenue sources to meet both short and long-term needs as indicated by Growth Management Element Policy Numbers 15, 16 and 17.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does establish a long range management tool for the entire County. The map provides for both the short and long-term needs of County residents. In the short term the Growth Management Element Map will be useful to indicate where development activity can proceed provided services and facilities are adequate. Open space areas, including Agriculture, will be preserved and protected for the long-term benefit of County residents. The map does not impose constraints that will narrow the range of beneficial uses of the environment or pose long-term risks to public health and safety.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant impacts to the relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant impacts to the relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity resulting from the Growth Management Element Map.

MITIGATION:

None required.

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

ISSUE:

The California Environmental Quality Act (CEQA) Guidelines indicate that use of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. The Guidelines further state that irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

LOCAL AND REGIONAL SETTING:

The population that has been projected for the Southern California Association of Governments Region, which includes Riverside County, will result in significant irreversible environmental changes. However, these changes can be reduced or possibly eliminated through the implementation of the SCAG Regional Strategic Plan and through the County's Growth Management Plan. Both of these plans provide mitigation to reduce most impacts to insignificant levels.

CURRENT COUNTY POLICY ON THE ISSUE:

County funds, development fees, development agreements and assessment districts are often utilized to reduce site specific and cumulative impacts to an acceptable level, through the development of new facilities to accommodate growth. The implementation of the Open Space Program, the Agriculture Element, the Water and Sewer Plan Update, the Air Quality Element and the Housing Element will mitigate environmental changes.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

The Growth Management Element Policies acknowledge that the population of the County will increase therefore, significant environmental changes can be anticipated. However, the implementation of the Growth Management Element, along with current Comprehensive General Plan programs will reduce the impacts to an insignificant level.

Impacts that can be reduced to an insignificant level, but not necessarily eliminated, would include impacts to most public services and facilities and some resources. In general, impacts to fire protection, health services, library services, parks and recreation, police

protection, schools, sewer services, solid waste disposal, utilities and water services can be satisfactorily mitigated.

Impacts created by geological hazards and impacts relating to topography, hydrology, and scenic highways can be mitigated to the point of insignificance on a project by project basis. Geological reports within hazard zones, proper building placement and design, and improvement of flood control facilities can protect life and property. Impacts to water quality can be mitigated to the satisfaction of service providers and County and state health authorities through implementation of adequate control measures. Preservation of scenic corridors and viewsheds can be accomplished by implementing design and appearance standards that are compatible with the setting. Furthermore, policies can be implemented to address the placement of structures on ridgelines.

Impacts resulting from mineral resource extraction can be mitigated to a level of insignificance in some cases. The types of impacts and the intensity of such impacts vary on a case-by-case basis.

In some cases, impacts to cultural resources can be mitigated to a level of insignificance on a project specific basis through recordation of particular resources or through the preservation and protection of resources particularly rock art and historical sites.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map does not change the type or amount of development that is currently allowed by the Riverside County Comprehensive General Plan, but does establish a long range management tool for the entire County. The map provides for an increase in population. Growth would be planned to locate in particular areas, providing a direction for the planning of services and facilities, which would reduce the impacts on the environment.

The map will be revised periodically to accommodate pertinent new information. The revisions will be based on information such as the Comprehensive Transportation Plan, the Parks Ten Year Master Plan, the Multi-Species Habitat Conservation Plan, the Agriculture Element, and the Water and Sewer Plan Update.

SIGNIFICANT IMPACTS:

POLICIES:

There are no significant irreversible environmental changes resulting from the Growth Management Element Policies.

MITIGATION:

None required.

MAP:

There are no significant irreversible environmental changes resulting from the Growth Management Element Map.

MITIGATION:

None required.

GROWTH INDUCING IMPACTS

ISSUE:

The California Environmental Quality Act requires a discussion of the ways in which the Growth Management Element could foster economic or population growth, or the construction of additional housing, either directly or indirectly.

A number of growth inducing impacts may result from the implementation of the Growth Management Element through population and employment growth, land use conversion and infrastructure improvements. The environmental improvements that may result from the implementation of the Growth Management Element and the perceived improvements in the quality of life could also induce more people to move to Riverside County.

LOCAL AND REGIONAL SETTING:

Population growth is a concern in Riverside County as well as throughout Southern California. The Southern California Association of Governments (SCAG) has adopted a Regional Strategic Plan. This plan suggests mechanisms and mitigation to reduce growth impacts throughout the region. As the Air Quality, Regional Mobility and Growth Management plans produced by SCAG are implemented, environmental conditions may improve, encouraging more people to reside in the region. Incentives will be used to encourage a better distribution of jobs and housing throughout the region reducing growth impacts for any particular area. Riverside County may obtain more employment opportunities, encouraging more residents to not only live, but to also work in the County, which may lead to reductions in traffic congestion and air pollution.

CURRENT COUNTY POLICY ON THE ISSUE:

Current County policies encourage commercial and industrial development and the provision of affordable housing in order to achieve a better jobs-to-housing balance. Although implementation of the various County programs may lead to economic and housing growth, many of the impacts resulting from growth will be reduced. More jobs may encourage residents to seek jobs closer to home, reducing traffic congestion and air pollution. More affordable housing will provide housing for lower and middle income residents. Riverside County provides ample housing for moderate and upper income residents it is housing for lower and middle income residents that is in short supply.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Implementation of the Growth Management Element Policies will lead to both direct and

indirect population, housing and employment growth.

Policy Number 4 of the Growth Management Element indicates that phasing plans shall be developed for the provision of public services throughout the County. Development could then occur in areas that previously had limited or no services, thereby resulting in an increased population.

Growth Management Element Policy Numbers 6 and 7 provide for the development of a comprehensive transportation plan and the coordination of transportation functions. As improvements are made to the transportation system reduction in traffic congestion may encourage more people to move to the County.

Socially healthy neighborhoods will be encouraged by Growth Management Element Policy Number 11. These neighborhoods will foster economic, population and housing growth. They will provide desirable communities, services, some jobs, and housing affordable to all income ranges.

Growth Management Element Policy Number 12 provides for the development of an economic strategy that emphasizes commercial and industrial development, in order to create jobs and promote economic diversity. Economic growth should occur in the County as more jobs become available.

The provision of affordable housing is encouraged by Policy Number 14 of the Growth Management Element. Incentives will be established to encourage builders to provide housing affordable to lower income families. Although housing affordable to lower income residents is sorely needed, it is possible that it may contribute to an increase in the supply of housing in the County. However, any affordable housing created would be directed to address existing needs.

All of the financial policies could contribute to economic growth in the County by expanding and developing additional revenue resources. These revenue resources may result in expanded services and facilities throughout the County.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

Implementation of the Growth Management Element Map would lead to both direct and indirect population, housing and employment growth. As a result of the Growth Management Element the population in the urban, rural community and rural designations may reach 2,135,892 in the unincorporated County. This population will occur over the next 30 to 50 years, or an even longer time frame.

To accommodate this population more housing will be needed, especially for the lower income ranges. Based on the Southern California Association of Government's Countywide

projection, the Riverside County Planning Department projects that 281,129 dwelling units will be needed in 2010. The Southern California Association of Governments anticipates household size to decrease from the current countywide estimate of 2.8 to 2.2 by 2010. Using the 2.2 estimate approximately 970,860 dwelling units will be needed to house the anticipated population in the unincorporated County. This is 798,297 dwelling units more than the 172,563 estimate for January 1, 1990 by the State Department of Finance.

Employment opportunities are expected to increase in Riverside County. The Southern California Association of Governments has projected that employment will increase by over 150 percent from 1984 to 2010 for the entire County. Employment growth in the unincorporated areas should have a similar increase. However, this will still be lower than the regional average. Riverside County is expected to have one job for every three people residing in the County in 2010.

SIGNIFICANT IMPACTS:

POLICIES:

Significant impacts to economic or population growth, or the construction of additional housing could be promoted by the implementation of the Growth Management Element Policies.

MITIGATION:

Growth inducing impacts have the potential to be positive or negative. Economic growth could improve the jobs-to-housing balance by creating more employment opportunities available to County residents. Residents that work in the County, and do not commute to neighboring counties, could lead to improvements in the air quality and reductions in traffic congestion.

Increases in the availability of housing affordable to lower income residents could reduce the shortages that have been identified by the draft Housing Element. Riverside County has an adequate supply of housing affordable to the upper income ranges but lacks housing affordable to the lower income ranges.

Population growth could be perceived as a positive impact. As more new homes are built, fees are collected that could preserve and protect open space, provide infrastructure and recreational trails.

Negative impacts of the Growth Management Element could occur if population growth is not managed. The construction of housing could further contribute to the jobs-to-housing imbalance.

Unmanaged population growth could further degrade air quality, increase traffic congestion and decrease the availability of public services and facilities.

The implementation the Growth Management Element Policies will help to reduce growth inducing impacts, to a less-than-significant level.

Impacts can be reduced as the County implements the various Southern California Association of Governments plans through the draft Housing and draft Air Quality Elements of the Comprehensive General Plan.

Other measures that can contribute to a reduction in significant impacts are redevelopment projects that encourage commercial and industrial development, to improve the jobs-to-housing balance; development fees to offset the cost development proposals will impose on the County; and infrastructure improvements and expansions to handle the increased population.

MAP:

Significant impacts to economic or population growth, or the construction of additional housing could be promoted by the implementation of the Growth Management Element Map.

MITIGATION:

The Growth Management Element Map designates Urban, Rural Community, and Rural areas, and may foster economic growth, population growth, or the construction of additional housing. This development activity may not have taken place without the Growth Management Element Map. However, the implementation of the Growth Management Element Policies will help to ensure that public service and facilities are adequate to meet the needs of County residents, and growth inducing impacts are reduced to a level of insignificance.

CUMULATIVE IMPACTS

ISSUE:

The California Environmental Quality Act requires that possible effects on the environment, which may be individually limited but cumulatively considerable, be discussed. Cumulative refers to environmental changes that may result from new projects when added to past, present, and reasonably foreseeable probable future projects.

LOCAL AND REGIONAL SETTING:

The Southern California Association of Government's region, especially Riverside County, is experiencing rapid population growth. Riverside County is supplying a significant amount of the housing for the entire region. Many people are moving to Riverside County for the available and affordable housing that is difficult to find in Los Angeles and Orange Counties.

Impacts of individual residential development may not be significant, but when the quantities being built in Riverside County are added together, the cumulative impacts could be substantial. These impacts include overcrowded schools, overburdened water and sewer systems, and inadequate public services and facilities. In addition to these impacts, the construction of additional housing in Riverside County, which is currently housing rich, may worsen traffic congestion and poor air quality conditions, currently associated with a jobs-to-housing imbalance.

CURRENT COUNTY POLICY ON THE ISSUE:

The County currently has a variety of programs in the Comprehensive General Plan that address cumulative impacts. The Public Facilities and Services Element has programs that provide for the timely and adequate provision of services and facilities to meet residents needs. The Housing Element has programs that deal with the conservation of housing and communities, the provision of affordable housing, housing opportunity, the provision of housing sites and the supply of housing. The draft Air Quality Element has programs that deal with air quality issues, jobs-to-housing balance, and transportation. The Environmental Hazards and Resources Element has programs that include design requirements for development, ensure the preservation of open space, agricultural land and wildlife habitat, and promote conservation of resources. All of these programs provide a basis for dealing with cumulative impacts, and possible mitigation measures to reduce negative cumulative impacts.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT POLICIES:

Implementation of the Growth Management Element Policies will result in cumulative impacts.

Continuing development activity in Riverside County could result in a cumulative reduction of open space and agricultural areas. However, areas lost to development activity should be offset by the preservation and protection of open space and agricultural areas through the implementation of Policies 2 and 3 of the Growth Management Element.

Growth Management Element Policy Number 4 provides for the development of public facility and service phasing plans. A cumulative impact may occur if the provision of facilities and services results in encouraging more development activity than would have occurred without the phasing plans.

Growth Management Element Policy Number 6 indicates the need for a Comprehensive Transportation Plan. This plan may result in environmental changes from increasing the number of roads in the County. The expansion of existing and the development of new transportation systems may reduce some of the negative impacts associated with increased development.

Growth Management Element Policy Number 12 of the Growth Management Element emphasizes commercial and industrial development. As more jobs are provided more people may move to the County to fill those jobs. This may affect the supply of housing by decreasing the existing stock and requiring more housing to be built to meet the needs of the new employees.

Growth Management Element Policy Number 13 could result in cumulative impacts similar to Growth Management Element Policy Number 12. By encouraging employment opportunities, more housing may be required. It cannot be expected that all new employment opportunities will be filled by existing County residents. People coming from other areas would require housing, although some may choose to commute to their new jobs.

Growth Management Element Policy Number 14 encourages the development of affordable housing. This does not mean housing less expensive than surrounding jurisdictions, but, housing affordable to those making less than 80 percent of the adopted County median income. People would still continue to move to the County because the price to rent or buy housing would be considerably less than in surrounding jurisdictions.

Growth Management Element Policy Number 18 will seek to coordinate local and regional capital improvements needs. As the Capital Improvements Plan is implemented and priorities are assigned, the existing and future capital improvements needs of the County will be met. This could encourage more development activity and result in an even greater need for the Capital Improvements Plan.

Growth Management Element Policy Number 19 ensures that new development will not burden existing County resources, and development proposals will provide mitigation proportionate to the impact. This could result in beneficial cumulative impacts if each new development provides the infrastructure needed to support the new residents, as well as contributing to the regional infrastructure needs.

IMPACTS OF THE GROWTH MANAGEMENT ELEMENT MAP:

The Growth Management Element Map may result in impacts to the environment because the Map lays out the future Urban, Rural, Rural Community areas. However, updates to the Map will be made through the development of the Transportation Plan, the Water and Sewer Plan, the Open Space and Conservation Program, the Agriculture Element and the Capital Improvements Plan. The Growth Management Element Map will provide a means to assess cumulative impacts on a Countywide basis. The cumulative impacts of individual projects will be easier to analyze through application of the Growth Management Element.

SIGNIFICANT IMPACTS:

POLICIES:

Significant cumulative impacts may result from the Growth Management Element Policies.

MITIGATION:

The implementation of many of the Growth Management Element Policies will help to reduce cumulative impacts, and will reduce them to a less-than-significant level.

Impacts can be further reduced as Comprehensive General Plan programs are implemented. Draft versions of the Housing Element and the Air Quality Element should be adopted in 1990. Both of these plans incorporate the Southern California Association of Governments' recently adopted Regional Housing Needs Assessment, Regional Mobility Plan and The Air Quality Management Plan. The County's Growth Management Element has also incorporated many of the concepts from the Southern California Association of Government's Growth Management Plan such as encouraging commercial and industrial development to improve the jobs-to-housing balance, ensuring housing accessibility and affordability, and preserving open space. The preservation and protection of open space and agricultural lands will help to reduce environmental impacts by ensuring these areas will remain for the enjoyment of current and future residents.

MAP:

Significant cumulative impacts may result from the Growth Management Element Map.

MITIGATION:

The Growth Management Element Map is a management tool for directing the County's growth. As the policies are implemented revisions will be made to the map based on updated public service plans, open space and agricultural programs and any new pertinent information. The revisions to the Growth Management Element Map, along with the implementation of the Growth Management Element Policies, will help to ensure the reduction of cumulative impacts to a less-than-significant level.

APPENDICES

NOTICE OF PREPARATION

Notice of Completion

Appendix F

See NOTE below

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SCH #

Project Title: Growth Management Element to the Comprehensive General Plan

Lead Agency: Riverside County Planning Department

Contact Person: Mary Zambon

Street Address: 4080 Lemon Street, 9th Floor

Phone: (714) 782-4680

City: Riverside Zip: 92501

County: Riverside

Project Location

Riverside - entire unincorporated area of Riverside County

City/Nearest Community:

Cross Streets: NA

Total Acres: NA

Assessor's Parcel No. NA

Section: NA

Twp. NA

Range: NA

Base: NA

Within 2 Miles: State Hwy #: NA

Waterways: NA

Airports: NA

Railways: NA

Schools: NA

Document Type

CEQA: ☒ NOP
☐ Early Cons
☐ Neg Dec
☐ Draft EIR

☐ Supplement/Subsequent
☐ EIR (Prior SCH No.)
☐ Other

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other

Local Action Type

☐ General Plan Update
☐ General Plan Amendment
☒ General Plan Element
☐ Community Plan

☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

☐ Rezone
☐ Prezone
☐ Use Permit
☐ Land Division (Subdivision, Parcel Map, Tract Map, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other

Development Type Not Applicable

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational _____
☐ Recreational _____

☐ Water Facilities: Type _____ MGD
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ Watts
☐ Waste Treatment: Type _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document

☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☐ Coastal Zone
☒ Drainage/Absorption
☒ Economic/Jobs
☒ Fiscal

☒ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities
☒ Recreation/Parks

☒ Schools/Universities
☐ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation
☒ Vegetation

☒ Water Quality
☒ Water Supply/Groundwater
☒ Wetland/Riparian
☒ Wildlife
☒ Growth Inducing
☒ Landuse
☒ Cumulative Effects
☐ Other

Present Land Use/Zoning/General Plan Use

Not Applicable

Project Description

The draft Growth Management Element consists of nineteen policies and a map that delineates urban, rural, rural communities, agriculture, open space and future choice management areas. When adopted, the Growth Management Element will be the first element in the General Plan, and the first step in the development review process.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

Revised October 15

Reviewing Agencies Checklist

KEY

S = Document sent by lead agency

X = Document sent by SCH

✓ = Suggested distribution

☒ Resources Agency
☐ Boating & Waterways
☐ Coastal Commission
☐ Coastal Conservancy
☐ Colorado River Board
☒ Conservation
☒ Fish & Game
☒ Forestry
☒ Office of Historic Preservation
☒ Parks & Recreation
☒ Reclamation
☐ S.F. Bay Conservation & Development Commission
☒ Water Resources (DWR)

Business, Transportation & Housing

☐ Aeronautics
☐ California Highway Patrol
☒ CALTRANS District # 8, #11
☒ Department of Transportation Planning (headquarters)
☒ Housing & Community Development
☒ Food & Agriculture

Health & Welfare

☒ Health Services

State & Consumer Services

☐ General Services
☐ OLA (Schools)

Environmental Affairs

☒ Air Resources Board
☒ APCD/AQMD
☒ California Waste Management Board
☐ SWRCB: Clean Water Grants
☐ SWRCB: Delta Unit
☐ SWRCB: Water Quality
☐ SWRCB: Water Rights
☒ Regional WQCB #7, #8, #9 ()

Youth & Adult Corrections

☐ Corrections

Independent Commissions & Offices

☒ Energy Commission
☒ Native American Heritage Commission
☒ Public Utilities Commission
☐ Santa Monica Mountains Conservancy
☒ State Lands Commission
☐ Tahoe Regional Planning Agency

☐ Other

Public Review Period (to be filled in by lead agency)

Starting Date

Ending Date

Signature

Date

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: () _____

For SCH Use Only:

Date Received at SCH _____
Date Review Starts _____
Date to Agencies _____
Date to SCH _____
Clearance Date _____

Notes:

Applicant: Riverside County Planning Dept.

Address: 4080 Lemon Street, 9th Floor

City/State/Zip: Riverside, CA 92501

Phone: (714) 782-4680

Revised October 1989

RIVERSIDE COUNTY PLANNING DEPARTMENT

Agency Notice of Preparation of An Environmental Impact Report

DATE: March 13, 1990

TO: See attached list

PROJECT CASE NO./TITLE: Growth Management Element to
the Comprehensive General Plan

PROJECT LOCATION: All unincorporated lands of
Riverside County

PROJECT DESCRIPTION: Inclusion of a Growth Management
Element within the Comprehensive General Plan, to
include nineteen policies and a map that identifies
urban, open space, rural, agriculture, rural
communities and future choice management areas.
PROJECT SPONSOR:
Riverside County

Pursuant to Riverside County Rules to Implement the California Environmental Quality Act notice is given to responsible and interested agencies, that the Riverside County Planning Department plans to prepare an Environmental Impact Report for the project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but not later than forty-five (45) days after receiving this notice.

Attached is a copy of the issues to be included in the draft EIR. If you have any questions please contact Mary Zambon, Principal Planner at (714) 782- 4680.

Very truly yours,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Joseph A. Richards, Planning Director

Mary Zambon

Mary Zambon, Principal Planner

PD 85-15

Revised 10-85

4080 LEMON STREET, 9TH FLOOR
RIVERSIDE, CALIFORNIA 92501
(714) 787-6181

79733 COUNTRY CLUB DRIVE, SUITE E
BERMUDA DUNES, CALIFORNIA 92201
(619) 342-8277

**ISSUES TO BE ADDRESSED IN EIR 350
FOR THE GROWTH MANAGEMENT ELEMENT**

1. Description of the Growth Management Element
2. Purpose of the Growth Management Element as a part of the General Plan directing and coordinating other Elements
3. Impacts resulting from implementation of Growth Management Policies and Map
4. Economic issues
 - a. Job creation
 - b. Fiscal impacts
5. Environmental issues
 - a. earth
 - b. flooding
 - c. energy resources
 - d. hazardous materials and conditions
 - e. cultural resources
 - f. paleontological resources
 - g. noise
 - h. wildlife
 - i. vegetation
 - j. mineral resources
 - k. scenic resources
 - l. resource use
 - m. air quality
 - n. agriculture
 - o. solid waste
 - p. water quality
6. Community issues
 - a. community policy areas
 - b. community plans

7. Regional issues
 - a. housing issues
 - b. population growth
 - c. conformance with SCAG, CVAG, WRAG
 - d. open space
 - e. jobs to housing balance
8. Land Use
 - a. urban areas
 - b. rural communities
 - c. rural areas
 - d. open space areas
 - e. agricultural areas
 - f. future choice management areas
 - g. interrelationships with cities
9. Public Services and Facilities
 - a. Capital Improvement Plan
 - b. health services
 - c. fire services
 - d. sheriff services
 - e. library services
 - f. airports
 - g. recreation/parks
 - h. schools/day care
 - i. sewer systems
 - j. transportation
 - k. utilities
 - l. water supply
10. CEQA required topics
 - a. growth inducing impacts
 - b. cumulative impacts
 - c. significant irreversible environmental changes
 - d. relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity
 - e. alternatives to the project

COMMENTS FROM/RESPONSES
TO: PARTIES

PARTIES RESPONDING TO THE NOTICE OF PREPARATION

PARTIES RESPONDING	PAGE
California Institute of Technology	B.1
California Regional Water Quality Control Board - Santa Ana Region	B.3
Citizens for Responsible Watershed Management	B.5
City of Corona	B.10
City of Indian Wells	B.11
City of Moreno Valley	B.13
City of Rancho Mirage	B.16
City of San Jacinto	B.17
County of Orange Environmental Management Agency (April 27, 1990)	B.19
County of Orange Environmental Management Agency (June 12, 1990)	B.21
County of Riverside Administrative Office	B.29
County of Riverside Department of Health	B.30
County of Riverside Department of Mental Health	B.31
County of Riverside Registrar of Voters	B.33
Eastern Municipal Water District	B.34
Idyllwild Property Owners Association	B.36
Jurupa Community Services District	B.40
Murrieta County Water District	B.41
Murrieta Valley Unified School District (comments submitted by Community Systems Associates, Inc.)	B.43
P & D Technologies	B.52
Riverside City/County Public Library	B.53
Riverside County Region Building Industry Association of Southern California	B.56
Riverside County Transportation Commission	B.59
Save Riverside County	B.62
Southern California Association of Governments	B.65
State of California Department of Fish and Game	B.68
State of California Department of Parks and Recreation	B.70
State of California Department of Transportation	B.74
State of California State Lands Commission	B.75
Western Municipal Water District	B.83
Wildomar Municipal Advisory Council	B.85

RESPONSES TO COMMENTS RECEIVED FROM PARTIES REGARDING THE NOTICE OF PREPARATION

Responses	B.87
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CALIFORNIA INSTITUTE OF TECHNOLOGY

OFFICE OF THE DIRECTOR PALOMAR OBSERVATORY 105-24

April 26, 1990

RECEIVED
MAY 1 1990

Ms. Mary Zambon
Planning Department
County of Riverside
4080 Lemon Street, 9th Floor
Riverside, California 92501

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Dear Ms. Zambon:

This is in response to your Notice of Preparation of an Environmental Impact Report in connection with the Growth Management Element to the Comprehensive General Plan.

Caltech's interest in this case derives from the possible adverse impacts on the Palomar Observatory (home of the 200-inch Hale Telescope) due to the use of outdoor lighting in the area. Light pollution results when these lights illuminate airborne particles, thereby artificially brightening the night sky and interfering with our ability to conduct astronomical research at Palomar.

In an effort to protect the Observatory, the Riverside County Board of Supervisors adopted a street lighting policy and an ordinance (Number 655) designed to regulate the use of outdoor lighting in a portion of the county.

I am pleased to see the explicit reference to the Palomar Observatory and County Ordinance 655 on the Environmental Issues Assessment form (Section III.A Item 42) because it will alert all concerned to the problem of light pollution and to methods of mitigation required by the ordinance within its area of applicability.

It is worth noting that light pollution increases when the amount of outdoor lighting and/or the amount of airborne particles increases. Consequently, the light pollution problem needs to be considered relative to the amount of lighting and to the amount of air pollution associated with each project.

B.1

Ms. Mary Zambon
April 26, 1990
Page Two

In keeping with the aim of the County Board of Supervisors, I suggest that projects beyond the range of applicability of the current policies be examined in the context of the light pollution problem and that the developers in such cases consider voluntary adherence to them.

I sincerely hope these concepts can be embodied in the Growth Management Plan in a way that will facilitate the effective implementation of the measures designed to meet the lighting needs of the community and mitigate the effects of light pollution on the Palomar Observatory.

I would appreciate receiving a copy of the draft EIR and the Growth Management Plan when they become available. Thank you for your consideration.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Robert J. Brucato". The signature is fluid and cursive, with the first name "Robert" being more prominent.

Robert J. Brucato
Assistant Director

RJB:pc

File: LANDUSE/RGMP



CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION
6809 INDIANA AVENUE, SUITE 200
RIVERSIDE, CALIFORNIA 92506
PHONE: (714) 782-4130

April 3, 1990

Mary Zambon, Principal Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

NOTICE OF PREPARATION (NOP) OF DRAFT ENVIRONMENTAL IMPACT REPORT
(EIR) FOR GROWTH MANAGEMENT ELEMENT TO THE COMPREHENSIVE GENERAL
PLAN

Dear Ms. Zambon:

We have reviewed the NOP for this project. In response to the
statutory concerns of this office, the Draft EIR should address
the following:

I. Water Quality

A. Potential impacts of the proposed project on surface and
groundwater quality:

- Construction activities (including grading) that
could result in water quality impacts.
- Soil characteristics related to water quality
(potential for erosion and subsequent siltation,
increase or decrease in percolation).
- Impacts of waste generation, treatment and disposal.
- Impacts of toxic substances handling and/or disposal
(if appropriate).

B. Mitigation of Adverse Impacts.

II. Water, Wastewater and Solid Waste Service

A. Water

- Availability of water for the proposed project.
- Existing infrastructure: location of water supply
lines, tie-ins.
- Applications or permits required for water acquisition.
- Impact or calculated project demand on water supply.

B. Waste Disposal/Treatment

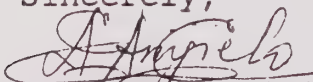
- Types and amounts of waste materials generated by project.
- Proposed waste treatment and disposal methods.
- Existing infrastructure:
 - * treatment facilities: location, current capacity, treatment standards; master treatment facilities expansion plan (if appropriate)
 - * treatment plant collector system; location of major trunk lines and tie-ins, current capacity
 - * disposal facilities: location, capacity
- Applications or permits required to implement waste disposal.
- Impact of calculated project waste volume on capacity of existing and proposed treatment and disposal facilities.

In addition, either a National Pollutant Discharge Elimination System (NPDES) permit for any discharge of wastes to surface waters or a Waste Discharge Requirements (WDR) permit for any discharge of wastes to land will be required from this Regional Board. These discharges of wastes can be those associated with, but not limited to, dewatering during construction, dredging activities, or stormwater runoff from industrial areas and/or facilities which use hazardous materials. Any proposed use of reclaimed water will also require a Report of Waste Discharge be filed with this office.

We look forward to reviewing the Draft EIR when it becomes available.

If you have any questions, please contact me.

Sincerely,



Augustine Anijielo, Water Resources Control Engineer
Regulations Section

cc: Lynne Coughlin, State Clearinghouse

AEA/3179rsd.nop



CITIZENS for RESPONSIBLE WATERSHED MANAGEMENT
19290 St. Gallen Way
Murrieta CA - 92362
714-676-8531 FAX 676-9794

MAY 4, 1990

MARY ZAMBON
4080 Lemon St. 9th Floor
Riverside, CA 92501

Dear Mary,

The Citizens for Responsible Watershed Management committee believes the enclosed items should be addressed in the Growth management Element to the Comprehensive General Plan. I send them now for your consideration in putting together the EIR.

In addition I believe you should directly address the contamination of surface and groundwater supplies by nonpoint source pollution as a part of item #36.

Item 36-c should also include the indirect withdrawal of groundwater by the introduction of inappropriate plants, in agricultural or decorative use.

Please include the CRWM in your Miscellaneous Organizations list for future mailouts and let me know how we may best be of assistance. (be kind)

James Marple

EIR 350, GROWTH MANAGEMENT ELEMENT RIVERSIDE COUNTY

Recommendations for comments to interested parties and agencies to submit to Riverside County Planning Department:

Water conservation element requiring on-site retention and upstream basin recharge to facilitate enhanced recharge (i.e., "new water");

Develop county ordinance to address EPA requirements for non-point pollution, i. e. first flush control capability of urban runoff to protect groundwater aquifers;

Change County grading ordinance to require on-site retention, detention and infiltration of rainfall up to the 10 year storm event;

Require sewer agencies to give priority use of wastewater to parks and recreation, agriculture, winter wetland habitats;

Set up a Joint Power Authority for each major drainage basin to coordinate the Master Plans of different water agencies to protect the public interest and develop an integrated water management plan for that basin which also includes a strong water quality element;

Change County land use policies to address creating regional (or basin wide) approach to providing land for recharge of aquifers and winter storage of effluent suitable for agriculture;

Change County land use policies to prohibit development in flood plains as well as flood ways and to reserve this land for joint use for water conservation, water recharge, water reclamation, non-point pollution management, wildlife habitat protection and restoration, agriculture, etc.;

Bring County policies in line with State law to prohibit waste of water;

Incorporate in County landscaping ordinances a requirement to use drought resistant plants in all landscaping and to eliminate lawns with the exception of a specified square footage for each residence and specified public recreational uses.

County to coordinate the development of an agricultural water use ordinance that prevents wasteful practices and curtails the planting of crops that are water-wasters;

County to modify their land use policy to prohibit residential, commercial or industrial development on rapid groundwater recharge areas;

County to coordinate land use so that when agricultural areas are in close proximity to urbanized areas with sewer systems, the planning element will specify that these agricultural areas are to have first priority in use of reclaimed water and urban run-off.

County to implement a secondary transportation network ordinance as a requirement of new projects. Such a network will serve pedestrians, cyclists, seniors in electric carts, etc. These paved, dedicated right-of-ways can primarily follow linear parks along the streambeds but shall have separate access to residential and commercial neighborhoods and be provided with grade separations from automobile traffic.

Adopt the secondary transportation element as part of the County air quality management ordinance.

If you would like additional information or have any questions we can answer, please call David M. Hutt, Chairman, Citizens for Responsible Watershed Management at (714) 698-0123.

Revised Draft
February 8, 1990

CITIZENS FOR RESPONSIBLE WATERSHED MANAGEMENT

Contact Person: David M. Hutt, Chairman (714) 698-0123
24923 Adams Ave., Murrieta, CA 92362

OVERALL CONCEPT

To delineate an integrated watershed management plan for the entire Upper Santa Margarita Watershed. The scope of the project is described by the summation of all the specific objectives itemized below. The development sequence will be to address the Murrieta Creek Watershed first and then follow up with the Temecula Creek Watershed. The two creeks comprise the Upper Santa Margarita Basin.

The role of our committee is to persuade Riverside County to adopt and implement such an integrated watershed management plan; to collect and disseminate information in support of our purpose, and; to serve as advocates for such an integrated watershed management plan.

FLOOD CONTROL OBJECTIVES

To safeguard people's lives and property from flood. To protect Riverside County, Temecula and the future cities of our area from liability claims due to flooding. To achieve these objectives with a series of retention/detention basins to retard the peak flows of runoff water in such a way that the stream beds can be developed as greenbelts without any channelization.

BENCHMARK CRITERION

To reduce the peak flow in Murrieta Creek at the Main St. bridge in Old Town Temecula to a low enough level to allow for the establishment of a permanent greenbelt safe from flood damage in future years.

GREENBELT AND RECREATION OBJECTIVES

To establish greenbelts along Murrieta Creek and its tributaries with equestrian trails and a separate path for bikers, joggers and pedestrians. To integrate these trails and paths into the County trail system. To create in the wider areas of the greenbelt as well as the retention basins, active recreational facilities such as picnic areas, ball fields, etc.

BIOLOGICAL RESOURCES OBJECTIVES

To vegetate the greenbelts and retention basins with species that have low maintenance and appropriate hydrologic flow characteristics.

To preserve existing riparian vegetation where feasible and to use a mix of plant species to enhance the number of wildlife habitats. To create native vegetation areas for educational purposes. To create winter wetlands for migratory water fowl. To reintroduce animal species to the greenbelts that are absent in our area now due to the destruction of habitat. To provide wildlife corridors along the greenbelts through urban areas. To protect the beavers and threatened and endangered species in our area.

SECONDARY TRANSPORTATION NETWORK OBJECTIVE

To provide a complete secondary transportation system for bicycles throughout our area to relieve automobile congestion on the highways and streets. To reduce the level of smog generated in our area by creating such a non-polluting alternative transportation system.

WATER CONSERVATION OBJECTIVES

To develop an efficient and cost-effective water cycle management plan to recharge our ground water basins. To utilize passive in situ recharge as well as active transport and recharge. To reduce our dependency on costly imported water. To implement a secondary distribution system for use of effluent water in a sanitary and ecologically responsible manner. Effluent water can be used to irrigate the greenbelts, parks and golfcourses as well as certain agricultural crops. In winter, effluent water can be used to create wetland habitats for migratory water fowl. Effluent water is too valuable a resource to be exported out of our basin.

WATER QUALITY OBJECTIVES

The long term most difficult objective will be to maintain good water quality in our basin. Eventually, quaternary treatment of our wastewater may be required (reverse osmosis, distillation or deionization). There may be less costly biological processes that are more cost effective. We need to start looking at these alternatives now. While we are doing this, we need to design and build the retention/detention greenbelt system to collect and concentrate non-point pollution. This is EPA's first flush capability.



OFFICE OF: Community Development Department - Planning Division

(714) 736-2262

815 WEST SIXTH STREET (P.O. BOX 940), CORONA, CALIFORNIA 91718-0090

May 2, 1990

Mary Zambon, Principal Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RE: Growth Management Element

Dear Ms. Zambon,

Thank you for the opportunity to review the proposed Growth Management Element to the County's General Plan. The City of Corona concurs with the policies set out by this element. However, we would like to bring to your attention a recent Amendment to the City's General Plan that is inconsistent with the proposed growth management areas. Attached you will find maps illustrating the adopted general plan designations and pre-zoning for the Eagle Valley area. A specific plan has recently been adopted for this site with an annexation presently being processed through LAFCO.

If you have any questions, please contact the undersigned at (714) 736-2427.

Sincerely,

WILLIAM KETTEMAN
Community Development Director

By 
Peggy Temple
Associate Planner

PT/
misc\growmgt



City of Indian Wells

44-950 ELDORADO DRIVE

INDIAN WELLS, CALIFORNIA 92210

April 2, 1990

Mary Zambon, Principal Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RE: NOTICE OF PREPARATION, GROWTH MANAGEMENT ELEMENT EIR

Dear Ms. Zambon:

In response to the Notice of Preparation (NOP) for the above referenced project, I would like to offer the following comments relative to the preparation of the Environmental Impact Report :

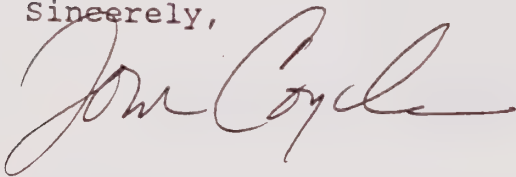
1. I would request that a thorough evaluation of economic and social effects be provided per Section 15131 of the California Environmental Quality Act which should address the financial policy relative to revenue sharing that is contained in the draft plan. To promote a revenue sharing policy in the absence of a clear understanding of expected level of service has far reaching impacts on municipal governments, especially those with a limited property tax revenues. I would suggest that the following two issues be addressed within a fiscal element of the EIR:
 - a. Current distribution of County services, in dollar figures, that identify where existing expenditures are distributed in relation to where revenues are generated. A large disparity between an area generating revenue, but not receiving a proportionate amount of services may create an environmental impact.
 - b. Relationship between level of service provided by the County of Riverside and that historically provided by municipal government. Will a revenue sharing policy impact city governments ability to provide the same level of service to annexed areas as it has provided to existing incorporated areas.
2. An impact analysis on proposed development with regard to expansion of the Palm Springs Airport should be provided. Item 15 a. of the Initial Study identifies a potential inconsistency with the Airport Master Plan. I would encourage

that the relationship between land use and airport expansion be examined so as to provide a clear nexus between air carrier service and exactions to the County and the cities of the Coachella Valley based on a fair-share distribution.

3. Potential impact on demand for additional affordable housing is identified for item 17 b. The EIR should address the effect the plan will have with regard to each city meeting its affordable housing requirements.

Thank you for this opportunity to comment on the proposed NOP. If you have any questions regarding these comments, please feel free to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Tom Coyle", with a stylized, flowing script.

TOM COYLE
Community Development Director

cc: Rod Wood, City Manager



People
Pride
Progress

Planning Department

City Hall

P.O. Box 1440
23119 Cottonwood
Building C
Moreno Valley, CA
92388-9664

(714) 243-3200

Fax: (714) 243-3009

Ms. Mary Zambon, Principal Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

May 4, 1990

Subject: Response to Notice of Preparation for the Growth
Management Element of the Riverside County Comprehensive
General Plan

Dear Ms. Zambon,

Staff has reviewed the environmental assessment regarding the
proposed County Growth Management Element and offer the following
comments.

The information regarding the land use definitions was vague and we
are uncertain if the categories proposed in our Sphere of Influence
are consistent with the land use designations that appear on our
General Plan land use map for those areas. The following is a
breakdown of general geographical areas outside the incorporated
boundaries of the City of Moreno Valley with a discussion of each
area.

AREA 1 South of 60 and east of city limits

The area adjacent to Gilman Springs Road & Highway 60 is designated
as OS (Open Space) and may be in conflict with the City of Moreno
Valley General Plan. The City RR (Rural residential up to 1 du per
2-1/2ac) designation may be consistent with the proposed Open Space
designation, however we are uncertain as to the exact requirements
of this district.

A small area with the R (Rural) designation is located immediately
east of the OS zone mentioned above. Staff is uncertain as to why
this designation exists in this area. The County Rural designation
permits residential at 2-1/2 acers per dwelling unit, and appears
to conform with the City of Moreno Valley General Plan land use
map. Immediately south of this area is an FC (Future Choice) land
use designation, described as no commitment of land use designated
at this time, due to environmental or other constraints. Extending
east is a vast area of OS (Open Space) interspersed with a small

amount of Ag (Agriculture) and R (Rural). The Quail Lake project, which is currently under consideration by the Planning Department, would not be consistent with these designations. The Quail Lake proposal includes annexation into the City of Moreno Valley.

Everything east of Gilman Springs is designated OS (Open Space). This designation may be in conflict with the City's future annexation plans. The OS (Open Space) designation appears to be in conflict with the City's General Plan land use designation for the Sphere of Influence which would permit rural residential uses.

AREA 2 North of the incorporated boundaries, and the area north of Highway 60 in the unincorporated area to the east.

The area is designated OS (Open Space) up to the county line with islands of R (Rural), probably where the topography will allow some development. One area exists as RC (Rural Community) north of the northwest boundary of the city. This designation is in conflict with the General Plan land use map which designated the area as HR (Hillside Residential, du/ac are based on slope) and RR (Rural Residential maximum of 1 du per 2-1/2 ac). The RC (Rural Community) designation allows densities of 1 du per 1/2 ac. The Open Space and Rural designations are generally consistent with the RR and HR designations utilized by the City. We would recommend that the area designated RC located north of the City be designated R (Rural) to be consistent with the General Plan designation of the City.

AREA 3 South of the incorporated boundaries of the City.

OS (Open Space) and R (Rural) designations are consistent with the Lake Perris development and the lands owned by the state in that area and other Open Space, Rural and Agricultural uses which are transitioning into the city of Perris to the south.

AREA 4 West of the incorporated boundaries of the City

The area to the west of the City of Moreno Valley falls within the incorporated boundaries of the City of Riverside. We have no comment on this area.

Generally, staff has some concerns with the potential to limit growth and apply land use designations to areas that are within the sphere of influence of the City of Moreno Valley, particularly when the land use designations appear to be inconsistent with those designated on our General Plan land use map. Attached is a copy of the General Plan land use map to further assist you in determining the areas of inconsistency as discussed in this letter.

We appreciate the opportunity to comment. If you require further information or assistance please feel free to contact Fred Bell of this office at (714) 243-3200.

Sincerely,



Fred Bell
Senior Planner



Ronald L. Smith
Planning Director

c. Mayor and City Council
Dave Dixon, City Manager
Planning Commission
Joe Richards, County of Riverside Planning Director
Mac McQuern, Environmental Coordinator

CITY OF RANCHO MIRAGE

©

April 3, 1990

Ms. Mary Zambon
Principal Planner
Riverside County Planning Dept.
4080 Lemon Street, 9th floor
Riverside, CA 92501

Re: Notice of Preparation of Growth Management Element EIR

Dear Ms. Zambon:

The City of Rancho Mirage would like to restate its position regarding the County's Growth Management Element and EIR. We feel it is of utmost importance to consider formulation of the Growth Management Element and the impacts analyzed in the EIR in the context of all incorporated and unincorporated areas of Riverside County. The EIR should consider each City's past, present and future growth both spatially and statistically. This information should be one of the primary considerations, along with the existing environment, when measuring the environmental impacts of this project.

It is our feeling that this is a perfect opportunity for the County to bring growth in balance with the cities of Riverside County. We strongly request that a policy be included that requires projects which are proposed in Sphere of Influence areas to be consistent with their respective City's Zoning and General Plan.

We commend the County Planners, Board of Supervisors and other staff and committee members who are working so hard on this project. With the inclusion of each City's growth management policies, the product of your work can be most useful.

Please provide us with a copy of the EIR when it becomes available. Thank you.

Sincerely,



Robert A. Brockman, AICP
Community Development Director

RAB:cep/5D/5-8-L1

cc Les Cleveland, Coachella Valley Assoc. of Governments
Carl Hatfield, Jr., City Manager



City of San Jacinto

City Hall — 201 East Main Street
714 - 654-7337

May 29, 1990

Post Office Box 488
San Jacinto, California 92383

Mary Zambon,
Principal Planner
RIVERSIDE COUNTY
PLANNING DEPARTMENT
4080 LEMON STREET, 9TH FLOOR
RIVERSIDE, CA. 92501

SUBJ: GROWTH MANAGEMENT ELEMENT TO THE COMPREHENSIVE GENERAL
PLAN

Thank you for the opportunity to review and comment on the County's Growth Management Element. The City of San Jacinto fully endorses the endeavor and will seek to cooperate to facilitate completion of the plan.

After reviewing the Environmental Assessment Form, the Growth Management Element Policies, and the Draft map, we have the following comments:

1. The background data indicates the creation of the Growth Management Element was a result of the concern of a large percentage of the County's population expressed in the vote on the citizen's initiative in 1988. It is presumed these voters supported the initiative because they were unhappy with the condition because of the problems created by growth.

The proposed element is to be pro-active, anticipating problems and handling them in advance. Part of this process is accurately projecting areas where potential growth may occur. In the San Jacinto area, the map represents conditions as they approximately exist today. They do not reflect the pressures for development that are occurring currently. The map should be adjusted to reflect at minimum growth projections for the next 5 years.

2. The proposed policies call for close coordination between the County and jurisdictions within the County. It would appear appropriate to consider a policy of directing growth to incorporated areas.

3. The notes on implementation of the Comprehensive Transportation Plan states that a proactive approach should be used to facilitate transportation improvements in non-county controlled areas. Those notes for Coordination of Capital Improvement Needs call for phasing construction included in the County Capital Improvement Plan to correspond to population growth projections.

Any improvements in the vicinity of cities should be coordinated with Cities, when possible, to facilitate joint projects.

4. The notes for Policy No. 9, establishing standards for levels of service indicate demographic ceilings will not be set. We assume the high voter support for the growth control initiative resulted in the inability to keep up with the demands of growth.

If growth continues at a rate greater than increased service levels, consideration should be given to setting demographic ceilings until the gap between growth and service levels is closed.

5. Policies 10 and 11 involve planning in subregional areas, such as the San Jacinto Valley. There should perhaps be subregional planning bodies created to facilitate coordinated planning.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

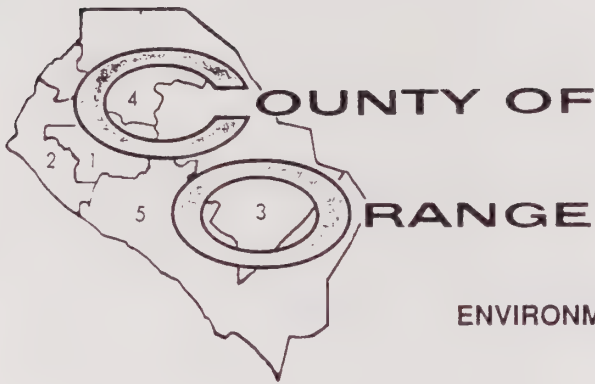


BRIAN MC NABB
Director of Community Development

BKM:ga

RECEIVED
MAY 31 1990

RIVERSIDE COUNTY
PLANNING DEPARTMENT



MICHAEL M. RUANE
DIRECTOR, EMA

12 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA

MAILING ADDRESS:
P.O. BOX 4048
SANTA ANA, CA 92702-4048

TELEPHONE:
(714) 834-2306
FAX # 834-2395

ENVIRONMENTAL MANAGEMENT AGENCY

FILE

APR 27 1990

Mary Zambon
Principal Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Ms. Zambon:

Thank you for the opportunity to review the Notice of Preparation of the Draft EIR for the proposed Riverside Growth Management Element. The County of Orange Environmental Management Agency has recently formed a Regional Coordination Office (RCO) which will be the key contact point and lead for the Agency on increasingly important regional issues such as air quality, water resources, and congestion management. We look forward to working with Riverside County on future regional and growth management issues.

The County of Orange is willing to share any information that you may need to formulate the Element and subsequent implementation programs. The County adopted its Growth Management Plan (GMP) Element on August 3, 1988. The GMP Element contains County policies on the planning and provisions of traffic improvements and public facilities that are necessary for orderly growth and development. Subsequently, Facilities Implementation Plans (FIPs) were adopted which outline facilities provisions and analyze service adequacy pursuant to General Plan policies. The FIPs include both traffic improvement plans and public facilities plans for the financing of transportation, fire, library, sheriff and flood control facilities.

After reviewing the NOP the RCO staff has comments on the following areas:

Jobs/Housing Balance

The NOP states there is an imbalance in the jobs to housing ratio in Riverside County. The County of Orange strongly supports the proposed Element policies that help mitigate this imbalance and emphasize commercial and industrial development. Because Riverside is a housing-rich area, a large number of Riverside residents commute to Orange County for work and contribute to the area's congestion and air quality problems. Policies directed toward achieving a jobs/housing balance can benefit both Riverside and Orange Counties.

In order to facilitate a more balanced development pattern, the County has used conditions of approval to promote timely development of commercial/industrial uses. As a specific example, conditions of approval have been used to help balance the jobs/housing ratio in the Foothill Ranch

Planned Community. Foothill Ranch is a development which will have a significant number of jobs and housing units. Recognizing that traditionally the housing units have been constructed first, the condition requires that 1.9 million sq. ft. of industrial and commercial sites be improved by 1991 to create opportunities to accommodate employment uses. The improvements required include provision of graded pads, roadway access, erosion and drainage control facilities.

The primary goals of the jobs/housing balance are to reduce traffic congestion and improve air quality by reducing vehicle miles traveled (VMT). Steps towards achieving these goals which could be incorporated into the development of the Growth Management Element include:

- ° Create policies that help ensure housing prices correlate with expected incomes from nearby employment uses. This will provide residents the opportunity to live near their jobs, thereby reducing VMT.
- ° Form subregional working groups to facilitate implementation of the jobs/housing objective on a regional scale. The working groups, made up of cities and counties, could develop appropriate performance goals and implementation strategies to reduce VMT.

Development Phasing Program

Infrastructure phasing plans have been used by Orange County to effectively implement the goals, policies and objectives of the GMP Element. The goal of the phasing plans is to phase new development commensurate with roadway and public facility capacities.

The County is currently utilizing phasing programs through two mechanisms: 1) Development Agreements (DAs); and 2) the Foothill Circulation Phasing Plan (FCPP). Both DA and FCPP phasing plans function by authorizing a portion of building permits only after an identified infrastructure or service improvement has been completed. The incremental improvements should then adequately serve the development and ensure compliance with the General Plan objectives regarding acceptable Level of Service (LOS) conditions.

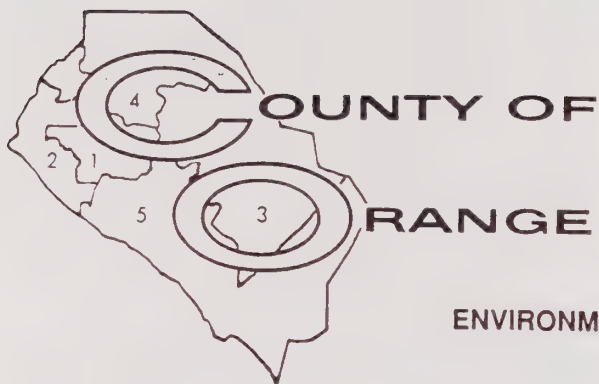
The DA and FCPP phasing plans are incorporated into the FIPs and define public facility needs to accommodate new development consistent with General Plan objectives for levels of service.

If you have any questions regarding our comments please call me or Kari Rigoni at 834-5380.

Very truly yours,



Joan S. Golding, Program Manager
Regional Coordination Office/EMA



ENVIRONMENTAL MANAGEMENT AGENCY

MICHAEL M. RUANE
DIRECTOR, EMA

12 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA

MAILING ADDRESS:
P.O. BOX 4048
SANTA ANA, CA 92702-4048

TELEPHONE:
(714) 834-2306
FAX # 834-2395

FILE

JUN 12 1990

NCL 90-56

Mary Zambon
Principal Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

SUBJECT: NOP for the Growth Management Element

Dear Ms. Zambon:

The Corps of Engineers will be raising Prado Dam 28.4 feet as part of the approved Santa Ana River Mainstem Project. This will raise the water level of the reservoir in a major flood to elevation 566 feet. The County of Riverside Flood Control and Water Conservation District is a local sponsor of the project in cooperation with the Corps of Engineers and the flood control districts of Orange and San Bernardino Counties.

The future approved inundation area is depicted on the attached exhibit. This exhibit also indicates the location of about 1660 acres which will be acquired in fee or easement which is located between the existing flowage easement line and elevation 566 feet. The Orange County Flood Control District will be responsible for acquiring the necessary property.

Review of the Draft Growth Management Element Map (received with the Notice of Preparation in March 1990) indicates that the majority of the inundation area is proposed to be designated OS (Open Space) with some areas of AG (Agriculture) and smaller areas of R (Rural). We request that the Growth Management Element adopt goals and policies which will guide development and uses in this area in a manner consistent with use of the area for flood control purposes. Specifically, we request that your agency consider the constraints and development guidelines specified in Chapter VIII (Flood Inundation Level) and table D-7 (Flood Inundation Levels and Related Constraints to Improvements) of the Phase II General Design memorandum for Prado Dam (see attachments).

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JUN 11 1990

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Ms. Mary Zambon
Page 2

If you have any questions regarding the Prado Dam Project, please call Elayne Rail at the County of Orange Environmental Management Agency (714) 834-6060.

Very truly yours,

Joan S. Golding, Program Manager
Regional Coordination Office

By: Kari A. Rigoni, Sr. Planner

CH:tk
0061213412502

Attachments

VIII. FLOOD INUNDATION LEVELS

8-01 The COE will not allow within Prado Basin any use which is contrary to the prime objective for the basin, i.e. the minimization of damage caused by flooding. To help achieve this objective, COE staff developed specific guidelines as to the placement and type of structures. These guidelines are based primarily on Federal regulations and simulated flood conditions for the basin. Flood proofed closed structures are delegated to the highest elevations, the areas of infrequent flooding. The lowest elevations, which contain the debris pool that will be subject to frequent flooding will not contain any structures.

8-02 Flood inundation levels reflect the debris pool, the 10, 50, and 100 year flood elevations, as well as the reservoir design flood elevation (pl. D-7). Additionally, the flood boundaries (100 year stream flows) and flood fringes (between 100 year and Reservoir Design Flood stream flows) are included for the Santa Ana River and Temescal Wash above the 100 year flood elevation. Flood fringes were determined using the flood boundary encroachment limit of one foot maximum allowable rise in water inflow elevation. This information is not necessary for Chino and Cucamonga Creeks, since they are channelized. The 100 year floodplains for the Santa Ana River, Temescal Wash, and Chino and Cucamonga Creeks are delineated below the 100 year flood inundation level extending to the debris pool (pl. D-7). Detailed analysis is necessary before locating any facilities in these areas since they are subject to change due to deposition and scouring. Plate D-7 corresponds to table D-7. Any proposed use is subject to the constraints listed under table D-7. Detailed hydraulic data is available at the COE, Los Angeles District office.

8-03 In addition to table D-7, the following restrictions will apply to development within Prado Basin:

- a. Buildings for human habitation are prohibited below the guide acquisition contour line (566').

SEE D-VIII-4

Table D-7. Flood Inundation Levels and Related Constraints to Improvements.

Inundation Levels	Title	Constraints	Potential Structures and Typical Land Uses
--- to 500	Debris Pool	Subject to prolonged flooding	No structures allowed. This area must be reserved in an open manner.
500 to 514	Debris Pool 10 yr. Flood	Subject to prolonged inundation	Structures are not recommended. Nature trails and open play fields are acceptable uses.
514 to 534	10 yr. Flood 50 yr. Flood	Subject to frequent flooding	Open-type or floodable structures and field facilities that can sustain inundation with acceptable maintenance costs from flooding. Concession stands with portable contents, bridle trails, shade and picnic ramadas, backstops, goalposts, etc., are considered appropriate.
534 to 550	50 yr. Flood to 100 yr. Flood	Subject to periodic flooding	Open-type floodable structures and multi-purpose paved surfaces that can sustain inundation with acceptable maintenance costs. Floodable restrooms are considered appropriate.
550 to 563 to 566	100 yr. Flood Reservoir Design Flood to Reservoir Take Line	Subject to infrequent flooding	Flood proofed closed structures are permitted. All appreciable structures will be approved by the COE's District Engineer.

Note: Land uses and structures acceptable at lower elevations may be developed at higher elevations. In areas with overlapping constraints, the more restrictive constraints apply.

Table D-7. (Continued)

Inundation Levels	Title	Constraints	Potential Structures and Typical Land Uses
Santa Ana River and Temescal Wash floodplains <u>above</u> the 550 elevation	Flood Boundary	Subject to frequent floodings	No structures allowed. This area must be reserved in an open manner to provide for the discharge of the base flood.
B.25 Santa Ana River and Temescal Wash floodplains <u>above</u> the 550 elevation	Flood fringe (between 100 yr. and Reservoir Design Flood stream flows)	Subject to variable flooding	Closed flood proofed structures are permitted along the floodway fringe. All development must meet Federal regulations and be approved by the COE's District Engineer.
Santa Ana River, Temescal Wash, Cucamonga Creek and Chino Creek floodplains <u>below</u> 550 elevation	River Floodplains	Subject to frequent flooding	Open-type or floodable structures and field facilities that can withstand flood flow velocities, and will not impede the passage of flood flows. (Excludes area of Flood Boundary.)

Note: Land uses and structures acceptable at lower elevations may be developed at higher elevations. In areas with overlapping constraints, the more restrictive constraints apply.

- b. All buildings or structures within the basin shall be of non-floatable material or anchored in such a manner to make them non-floatable when subject to inundation.
- c. In no case shall the lands be used or made available for use for any purpose in conflict with the purposes for which the Prado Flood Control Basin was constructed.
- d. When property in floodplains is proposed for outgrant or disposal to non-Federal public or private parties, the COE shall reference in the outgrant or conveyance those uses that are restricted under Federal, State, and local floodplain regulations and attach other restrictions to uses of the property as may be appropriate. In the event the proposed use is incompatible with good floodplain management, the COE shall consider withholding such properties from outgrant or conveyance.
- e. Section 404 regulatory permits may be required for discharges of dredged or fill material into wetlands within the basin. The term wetlands refers to those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.
- f. Proposed development at Prado Basin must meet stringent environmental requirements. No structure or activity will be permitted on Federal land which will have serious adverse impact on the environment. Preference shall be given to uses which will preserve and promote recreation and fish and wildlife enhancement potential of the project or, in the absence thereof, will not detract from that potential.
- g. Elevation 514' is the 10 year flood inundation level for Prado Basin under conditions for the All River Plan. Special attention should be given to any activities or facilities below this elevation as a relatively high frequency of flooding can be expected.
- h. Consideration must be given to the development of any structure or facility with respect to the proximity of the streambeds of Chino Creek, Cucamonga Creek, Temescal Wash, and the Santa Ana River. During flood conditions, these areas will be subject not only to inundation by rising water but also to the velocity of the moving water.
- i. Development is not allowed within flood boundaries.
- j. Structures should be built so as not to impede the passage of floodflows. To achieve flood protection, agencies shall wherever practicable, elevate structures above the base flood level rather than filling in land.

8-04 The following definitions are presented for clarification and for use with the Plan:

- a. Base Flood - That flood which has a one percent chance of occurrence in any given year (also known as a 100-year flood). This term is used in the National Flood Insurance Program to indicate the minimum level of flooding to be used by a community in it's floodplain management regulations.
- b. Debris Pool - A pool of water normally established to provide sufficient water depth to fully submerge the outlet gates and to prevent vortex action from drawing floating debris into the gate openings. The debris pool also forms a still (zero velocity) body of water that stops the movement of heavy bedload material transported by the inflowing streams from reaching the outlet gates. When reservoir inflows begin, as a result of a significant period of rainfall, the debris pool is built up, and no major releases are made from the dam until the debris pool elevation has been reached.
- c. Facility - Any man-made or manplaced item other than a structure.
- d. Floodable Structure - A structure that is able to withstand structural loads due to 100-year flood conditions. Contents and interior finish materials are restricted to types which are neither hazardous nor vulnerable to loss under these conditions. Flood waters will be able to pass through these structures or these spaces will be flooded with flood water by automatic means. Vents will be provided to prevent the formation of air pockets.
- e. Flood Fringe - That portion of the floodplain between the flood boundary and the standard project flood.
- f. Floodplain - The lowland and relatively flat areas adjoining inland and coastal waters, and including, at a minimum, that area subject to a one percent chance of flooding in any given year.
- g. Flood Proofing - A combination of structural changes and/or adjustments incorporated in the design and/or construction and alteration of individual buildings, structures, or properties subject to flooding primarily for the reduction or elimination of flood damages.
- h. Open Structure - A structure which may or may not have a sealed roof, but does not have sufficient walls to obstruct the flow of flood waters.
- i. Flood Boundary - The channel of a river or other watercourse and the adjacent land areas that must be reserved in an open manner

to provide for the discharge of the base flood. In this case, the flood boundary is the 100 year flood line.

- j. The flood that will result in a maximum water surface equal to the spillway crest elevation (563').
- k. Structure - Walled or roofed buildings, including mobile homes and gas or liquid storage tanks that are primarily above ground.



County Administrative Office

April 5, 1990

Ms. Mary Zambon, Principal Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Re: Notice of Preparation - Growth Management Element

Dear Ms. Zambon:

The Administrative Office has reviewed the project referenced above and has no comments. However, we desire an opportunity to review the DEIR.

If you desire additional information, please contact me at (714) 275-1114.

Very truly yours,

John Johnson
Principal Administrative Analyst

gmgmt

RECEIVED
APR 10 1990

RIVERSIDE COUNTY
PLANNING DEPARTMENT

B.29

County of Riverside

DEPARTMENT OF HEALTH

TO: RIVERSIDE COUNTY PLANNING DEPT.
ATTN: MARY ZAMBON

DATE: 04-26-90

FROM: *[Signature]*
H. R. LUCHS, Land Use Supervisor Environmental Health Svcs.
RE: PREP EIR GROWTH MANAGEMENT ELEMENT

Environmental Health Services has received and reviewed the above referenced documents and have the following comments.

WATER/SEWER (John Silva, Sr. Public Health Engineer)

NO COMMENT

SOLID WASTE (Clarence Harrison, Environmental Health Spec. III)

Solid waste generation, storage, collection, and disposal impacts should be addressed in this EIR.

The EIR should address the impact, proper handling and recycling of construction waste generated during and after development of the project.

Solid waste bin enclosures should be addressed for the commercial areas and multi-family dwelling units. An adequate number of permanent waste storage enclosures are recommended.

Disposal of sewer system sludge generated as a result of this project should be addressed.

Waste bin enclosures should provide adequate space for storage of recyclable materials.

If you should have any further questions regarding this Specific Plan/EIR, response, please call this office at (714) 275-8985.

HRL:wdl

RECEIVED
MAY 1 1990

RIVERSIDE COUNTY
PLANNING DEPARTMENT



DEPARTMENT OF MENTAL HEALTH

Reply to:

March 30, 1990

Mary Zambon, Principal Planner
Riverside County Planning Department,
4080 Lemon street, 9th Floor
riverside, Ca. 92501

Dear Ms. Zambon:

Thank you for the opportunity to provide input and commentary on the Environmental Impact Report. This is an area of particular interest to a public service department such as ours since any population growth immediately impacts our ability to maintain a sufficient level of mental health services.

The Issues identified by the Growth Management Element cite "increased traffic, worsened air pollution, increased housing prices, and loss of open space and agricultural land" as problems that threaten the functioning and livability of Riverside County". We would suggest that the impact of growth on the availability and provision of public services should be cited along with these issues as having a major impact on the functioning and livability. Health services are no less a part of the infra-structure than bridges and roads.

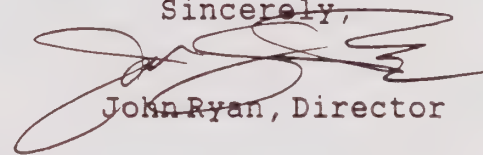
One of the County's Goals is to "maintain or improve the current levels of service", yet the objectives to measure progress toward that goal are "to inventory and quantify needs" and "establish standards for adequate level of services". When we are already starting below what we consider adequate, it is not reassuring to note that the Goal is "to maintain". It is further distressing to note that the establishment of standards (Policy 9) will be used only to "allow focus and coordination in addressing needs" which

implies that services areas will be pitted against each other for limited resources.

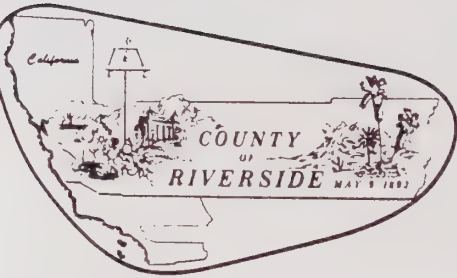
The Social and Economic Policy of Socially Healthy Neighborhoods (Policy 11) should also reflect in some way that compliance with Fair Housing Standards and equal opportunity is a definitive part of a socially healthy neighborhood.

Thank you again for the opportunity to comment and we look forward to cooperative efforts to accommodate the growth in Riverside County.

Sincerely,

A handwritten signature in dark ink, appearing to read "John Ryan", is written over the typed name. The signature is stylized with loops and a long horizontal stroke.

John Ryan, Director



**REGISTRAR OF VOTERS
COUNTY OF RIVERSIDE**

1260 Palmyrita Ave., Riverside, CA 92507-1703

(714) 275-8700

• FAX 275-8733 •

**FRANK K. JOHNSON
REGISTRAR**

RICHARD A. BOTTEL
Assistant Registrar — Operations

DELFINA E. FRANCO
Assistant Registrar — Administration

March 22, 1990

TO: Mary Zambon, Principal Planner
Riverside County Planning Department

FROM: 
Frank K. Johnson
Registrar of Voters

SUBJECT: Environmental Impact Report (Dated March 13, 1990)

Reference our telecon yesterday. I think it would be helpful and appropriate to include "Elections-Voter Services" under the Public Facilities and Services section of the Environmental Assessment Form: Standard Evaluation (page 3).

The response to the question, "Will the proposal have an effect upon, or result in the need for new and additional polling locations, election equipment and resources" under the elections entry, of course, would be a most definite YES.

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Eastern Municipal Water District

General Manager

J. Andrew Schlange

Legal Counsel

Redwine and Sherrill

Director of The Metropolitan Water

District of Southern California

Doyle F. Boen

Treasurer

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Secretary

Juanita L. Machek

May 1, 1990

Mary Zambon
Principal Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Subject: Growth Management Element to the Comprehensive General Plan

Dear Ms. Zambon:

Thank you for providing Eastern Municipal Water District (EMWD) an opportunity to comment on the scope and content of the proposed Draft Environmental Impact Report (DEIR) for the subject project.

EMWD is, and will continue to be, committed to the promotion of the beneficial use of reclaimed water and waste water plant sludges. In order to highlight these issues for direct analysis during the environmental assessment program, we suggest the addition of two (2) sections to your "Standard Evaluation" form. Specifically we recommend the following permanent additions under "Public Facilities and Services," page 3:

5. Sewer

C. ____ The need for new reclaimed water systems, or substantial alteration to existing reclamation systems.

9. Solid Waste

C. ____ Will the proposal result in the need for substantial alterations in waste water plant sludge handling or disposal systems?

EMWD operates five (5) Regional Water Reclamation Facilities with a sixth planned for the Winchester area. At each of these, the County should adjust its proposed Growth Management Element map, designating either open space or agriculture to surround each of these reclamation facilities. If not, the DEIR should address the impacts to development adjacent to such reclamation facilities.

EMWD presently provides reclaimed water to a number of farms and golf courses. These areas should be noted on the Growth Management Element map and if possible, preserved for such use.

EMWD will have a continuing need to expand areas for the beneficial use of reclaimed water. The DEIR should address the impacts of urbanization on this issue and suggest mitigation with the knowledge that the area is water poor, relies heavily on imported water, and cannot justify the waste of reclaimed water.

The proposed "Growth Management Element Policies," (Page 4, Item 2) states, "Adopted growth forecasts would be a basis of the phasing plan. However, there is not a one to one relation between the forecasts and subdivision approvals. Approvals should be allowed sufficient to keep an open market for residential lots". This statement appears to conflict with the Southern California Association of Governments (SCAG) and the Air Quality Management District's (AQMD) stated goal to control growth to the limits of population as prepared by SCAG and implemented March 1, 1990. The DEIR should address the apparent nonconformity of the Statement with SCAG's policies.

The Growth Management Element provides no enforceable means to limit growth to the projections provided by SCAG. Without such limits, reclamation facility owners must adopt connection control measures in order to mitigate expansion and permitting of facilities in accordance with SCAG's Conformity Rule. The DEIR should address the issue of the proper location for the exercise of growth control power. We feel such power is and should remain with the County and the Cities, and not with the utility owners.

If we can be of further assistance, please contact me or Al Spencer at (714) 766-1880.

Very truly yours,



John McGuire
Sr. Civil Engineer

JM:HAS:lp

3/Q
90-737



P. O. Box 24 — IDYLLWILD, CALIFORNIA 92349

April 20, 1990

Mary Zambon, Principal Planner
Riverside County Planning Department
4080rLemon Street, 9th Floor
Riverside, Ca. 92501

Re: Growth Management Element to
the Comprehensive General
Plan

Dear Ms. Zambon;

We have reviewed the Growth Management Element Policies and the Request For Review of Scope Of E.I.R. and have the following thoughts and comments:

A. Regarding The Growth Management Elements Policies:

1. In general, this seems to be a very slow start to a major policy area. As the answers to the Environmental Assessment Form indicate, there will be a general deterioration of almost every aspect included in 'Quality of Life' for the now existing population and already developed areas. With your view as stated in the summary 'the committee recommends that the County manage its growth, rather than set predetermined limits to it' and with apparantly extensive land use reclassification of Open Space and Agriculture indicated in the accompanying maps, one can only express a feeling of sadness for the future of this county.
2. Specific Carrying Capacity for areas should be established. These can be reviewed in accordance with the proposed timetable. This will also aid in the process of establishing infrastructure at the time of development and not afterwards. In addition, environmentally imposed limitations can be recognized before they are irreversibly exceeded. Your Plan seems to omit consideration of all natural resource limitations.
3. The Land Use Maps should be revised so that there are No areas reclassified to higher densities and uses. A review of the maps indicates extension of Urban, Rural Community and Rural which only should be made after hearings applicable to specific sites.

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B.36

RIVERSIDE COUNTY
PLANNING DEPARTMENT

4. Land Use Agriculture 3; It would seem beneficial to maintaining environmental balance that No agricultural land be converted. Your Policy statement seems to encourage this conversion. Why?
5. Comprehensive Transportation Plan 6; A current development is the ability for people to work out of their homes a portion of the time. Advances in telecommunications encourage this. Each day a person works at home instead of at their place of business can save a round trip. This concept also applies to other sections of the Policy statement.
6. The sincerity of the process is at issue. A quote from the Los Angeles Times Magazine of April 15, 1990 seems appropriate. "What is happening here is that we are on the edge of a revolution-a revolution because we have a government unresponsive to the people, a government oblivious to the survival of the Earth" (this is in reference to the Federal Government). In this vein, I am enclosing a copy of a letter from one of our members who briefly reviewed the current proposal.

b2

B. Regarding Issues To Be Included In The Draft E.I.R. As They Impact The Idyllwild Area:

5. Environmental Issues

5m Air Quality--This area is a mountain basin which has inversion layer conditions at least 30 times per year and on most days tends to congregate air pollution emissions. Any substantial growth in permanent population or visitors will degrade the air below Federal Clean Air Standards. Prevention of this condition should be provided for.

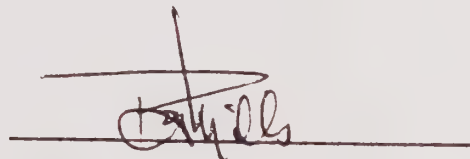
9. Public Service and Facilities.

At the present time there are serious deficiencies in Health Services 9b, Sherriffs services 9d, and Water Supply 9l. These conditions would be addressed in a study of Carrying Capacity. Communities should not be saddled with growth beyond the capacity of their infrastructure. The present local water supply is inadequate to provide the required 'assured adequate supply.' For several years we have had to activate local Water Board ordinances regarding Emergency Water Conservation Plans. Continued population growth and usage by tourists will place excess demands on existing supplies even in years of normal rainfall. Further demands on existing supplies should not be permitted.

Regarding Sewer Systems 9i; The plan should refer to septic systems and should encourage usage of new technologies in this area. For rural communities with relatively low densities, septic systems provide the most economical and most environmentally sound solution.

10 CEQA Required Topics. Your analysis here will undoubtedly conclude that there will be significant and irreversible environmental changes. It would seem only reasonable (and legal) that any approved plan would not result in any degradation. That seems to be your required and necessary goal. Your obligations to the present citizens of this County are clear. Your ability to successfully carry them out is subject to question.

Sincerely,

A handwritten signature in dark ink, appearing to read "Roy Mills", is written over a horizontal line.

Roy Mills, Chairman
Planning and Zoning Committee
Idyllwild Property Owners Assn.
P.O. Box 938
Idyllwild, Ca. 92349
(714) 659-2774

cc. Kay Cenicerros

A LETTER OF PROTEST

CALIFORNIA STATE COLLEGE - LONG BEACH
10801



If you lived in presently crowded Riverside, choking on smog, or in Moreno Valley, where the roof lines seem to meet, you will be glad to note that a county bureaucrat named Mary Zambon seeks to help you. Riverside County is projected to gain three million more people in the next decade. Mary will try to keep that population from the big cities, and send it out to the unincorporated areas (like Idyllwild?)

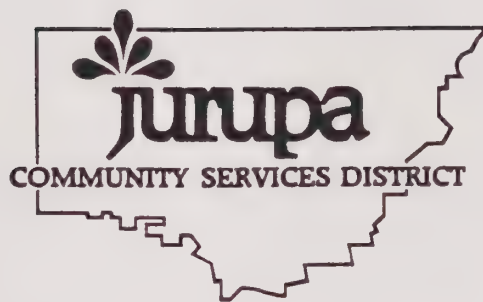
Mary has sent out an agency notice of preparation for an E I R for commentary on the "impact on the environment." If unincorporated areas as sewered their ground water drained away in sewer lines, depriving their trees, more lots can be labeled as "buildable" under present requirements.

Have Mary and her cohorts read the current Readers Digest article on page 33 which states (Physics Department Professor Rosenfelt of U.C. Berkeley) that the early settlers of the L.A. Basin reduced the desert temperatures by several degrees by planting trees. Now that in both Orange County and Riverside County the orange grooves have been cut down for housing units and paved roads or driveways, the temperature has risen six degrees ! Furthermore, the Readers Digest says a house saves \$175 a year in air conditioning if it has the proper shading, and it is costing 2 billion annually now because of what the housing developers have done to eliminating trees.

From Moreno Valley you can't see the mountains for the smog, most of the time. But you can shake your fist at the "rich dudes" who live in the San Jacinto Mountains, enjoying so much cooler summers, less smog, better water, and less traffic. You hear they still own houses where the roofs don't touch, and they don't need to stop for traffic lights in their small village.

'Taint fair; make those mountain villages take on all the crowding. Let them suffer as we are. Make them have sewers; make them have blacktop, gutters, curbs and traffic lights. They're so rich that half those houses are second homes. Let the Supervisors take away their unfair advantages.

Rolin R. Bruno, Director
Donald D. Galleano, Director
James E. Huber, Director
Roger D. Teagarden, Director
Cliff Wanamaker, Director



8621 Jurupa Road • Riverside, CA 92509 • (714) 685-7434

March 29, 1990

Ms. Mary Zambon, Principal Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Re: Growth Management Element to
the Comprehensive General Plan

Dear Ms. Zambon:

We have reviewed the description of the issues to be included in the draft EIR. We have no comments to offer at this time. We will appreciate receiving a copy of the draft EIR when it is available.

Sincerely,

Darrell J. Smith
Darrell J. Smith
Engineer

DJS:tm
4207.07, Engineer

MCWD

MURRIETA COUNTY WATER DIST.

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1st Vice President
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2nd Vice President
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Director
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Margaret J. Malone

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Allen R. Smith

Engineers
Black & Veatch

Legal Counsel
Alex Bowie

May 11, 1990

Ms. Mary Zambon
Principal Planner
RIVERSIDE COUNTY PLANNING DEPT.
4080 Lemon Street, 9th Floor
Riverside, Ca 92501

Subject: Growth Managment Element to the Comprehensive Plan

Dear Ms. Zambon;

Pursuant to your request , we are submitting the following items for scope and content of the environmental information to be included in the E.I.R.

Include a water conservation element requiring on-site retention and upstream basin recharge to facilitate groundwater recharge.

Change County grading ordinance to require on-site retention for infiltration of rainfall up to the one hour - two year storm event; to be constructed in key locations to provide recharge of the groundwater basin.

Require sewer agencies to give priority use of wastewater to parks and recreation, agricultures, winter wetland habitats;

Create Joint Powers Authority for each major drainage basin to coordinate the Master Plan of different water agencies to protect the public interest and develop an integrated water management plan for that basin which also includes a strong ground water quality element;

Change County land use policies to address creating regional (or basin wide) approach to providing land for recharge of aquifers and winter storage of wastewater effluent suitable for agriculture or landscape areas.

Change County land use policies to prohibit development of existing flood plains as well as flood ways and to reserve this land for joint use for water conservation, water recharge, water reclamation, non-point pollution management, wildlife habitat protection and restoration, agriculture. etc.;

B.41

M U R R I E T A C O U N T Y W A T E R D I S T R I C T

42290 IVY STREET • P.O. BOX 949 • MURRIETA, CA 92362 • (714) 677-7667 • FAX (714) 677-5499

MCWD

MURRIETA COUNTY WATER DIST.

Board of Directors:

Board President:
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Alex Bowie

PAGE 2

May 11, 1990

Ms. Mary Zambon

Incorporate a County landscaping ordinance which requires the drought resistant plants in all landscaping and to eliminate lawns with exception of a specified square footage for each residence and specified public recreational uses.

Modify land use policy to restrict residential, commercial or industrial development on rapid groundwater recharge areas;

Coordinate land use so that when agricultural areas are in close proximity to urbanized areas with sewer systems, the planning element will specify that these agricultural areas are to have first priority in use of reclaimed water and urban run-off.

Thank you for the opportunity to provide these comments.

Very truly yours,
MURRIETA COUNTY WATER DISTRICT

William Baldwin

William Baldwin
General Manager

cc: Tim Crough, CQC
Dave Hutt, Citizens for Responsible Watershed

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MAY 16 1990

RIVERSIDE COUNTY
PLANNING DEPARTMENT

B.42



March 29, 1990

Ms. Mary Zambon
Principal Planner
COUNTY OF RIVERSIDE
Planning Department
4080 Lemon Street - 9th Floor
Riverside, California 92501

SUBJECT: Growth Management Element to the
Comprehensive General Plan
Notice of Preparation of an Environmental Impact Report
Environmental Assessment Number 34855
Comments on Scope and Content of the EIR
Murrieta Valley Unified School District

Dear Ms. Zambon:

This letter is submitted on behalf of the Murrieta Valley Unified School District ("District") in response to the Notice of Preparation of an Environmental Impact Report on the proposed Growth Management Element to the Comprehensive General Plan dated March 13, 1990.

It is understood that the Growth Management Element (GME) includes nineteen policies and various notes on implementation, some of which individually or collectively may effect the District.

Section 15032(b) of the CEQA Guidelines states in part:

"...each Responsible Agency shall provide the Lead Agency with specific detail about the scope and content of the environmental information related to the Responsible Agency's area of statutory responsibility which must be included in the draft EIR.

(1) The response at a minimum shall identify:

(A) The significant environmental issues and reasonable alternatives and mitigation measures which the Responsible Agency will need to have explored in the draft EIR; and

"public/private project management, feasibility, and implementation"

1717 SOUTH STATE COLLEGE BOULEVARD • SUITE 100 • ANAHEIM, CALIFORNIA 92806 • TELEPHONE (714) 978-8887

Ms. Mary Zambon
COUNTY OF RIVERSIDE
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Page 2

(B) Whether the agency will be a Responsible Agency or Trustee Agency for the project...."

Section III (A)(8) of the Environmental Assessment form states that the proposed project will have a result in a need for new or altered schools. In addition, the Environmental Assessment states:

"The Growth Management Element Map will have impacts on Land Use, Public Facilities and Services, Housing and Environmental Hazards and Resources because the map identifies the location and boundaries of urban, rural, open space, rural communities, agriculture and future choice management areas. No other existing map within the General Plan identifies these categories of areas for the entire County. Therefore, implementation of the Growth Management Element Map will have a variety of impacts on these issues, and an Environmental Impact Report (EIR) is necessary to address impacts in greater detail.

The policies and map of the Growth Management Element could have cumulative impacts on Riverside County because they propose changes in Ordinances, different methods of coordination with County agencies and jurisdictions, establishment of common data systems to be utilized in providing public services to County residents and revenue sharing between jurisdictions, and changes in the way development applications are reviewed."

We note that although the Environmental Assessment acknowledges the impacts and notes the local and state jurisdictional coordination relationships, the Notice of Preparation was not sent to the many school districts throughout Riverside County who are experiencing the impacts of growth and development. We would suggest that this failure to solicit comments from such highly affected school districts will result in a deficient policy document when adopted.

On behalf of the Murrieta Valley Unified School District, we ask that the following comments, issues and topics be considered and addressed in the Environmental Impact Report:

- 1) The GME states the following goals:
 - a) The County shall provide a long range vision for the physical development and growth of the County.

Ms. Mary Zambon
COUNTY OF RIVERSIDE
March 29, 1990
Page 3

- b) The County will maintain or improve the levels of services provided to present and future County residents.
- c) The County will coordinate the cities, other agencies, and private entities to address problems of a regional nature.
- d) The Growth Management Element will provide opportunities for the County's citizens to participate in setting goals and planning the County's future.
- e) The County shall maintain or enhance the environmental quality of Riverside County.

Further, the GME states the following objectives:

- a) The Growth Management Element will develop and update a map and policies that provide the County's long term vision.
- b) The County shall update the Public Facilities and Services Element to inventory and quantify social and economic needs.
- c) The County shall establish adequate level of services standards for all governmental services.
- d) The County will continue to participate in the Coachella Valley Association of Governments and support the formation of a council of governments in the Western portion of the County.
- e) The County will continue to produce an Annual Growth Report, and develop a Transportation Plan and a Capital Improvements Plan.
- f) The County shall develop and implement a comprehensive Open Space Plan.

The GME goes on to identify the nineteen (19) policies and various notes on implementation.

Ms. Mary Zambon
COUNTY OF RIVERSIDE
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It is recommended that the EIR provide cross reference so as to correlate the various goals, objectives and policies. As it is presently written, it is difficult, if not impossible, to understand which policies address or implement which objectives or goals. This cross-referencing could be in the form of a matrix for easy reference.

- 2) CEQA requires that existing conditions be described. During the public hearings on the Southwest Area Community Plan (SWAP), the District suggested that the existing conditions section of the SWAP EIR was incomplete and inaccurate. The GME EIR should describe in detail the existing quantitative and qualitative conditions which have led to the consideration of each goal, objective and policy. Without that level of detail, the evaluation of impacts, mitigation measures, alternatives and cumulative impacts will be superficial and lack the necessary support documentation. In particular, the conditions of school overcrowding, inadequate facilities, limited revenues, constrained jurisdictional coordination (ie. political, administrative and legal), legal constraints and responsibilities, and land use relationships should be qualitatively and quantitatively discussed in detail to define the existing environmental condition throughout the County with regard to all public facilities and services, but particularly schools.
- 3) Each policy should be dissected so as to clarify what its intent is and to define its purpose. All ambiguities should be identified, so as to provide a basis for identifying alternative language that attains the policy's intent. The policies should be written as alternatives in the EIR if the proposed policies have any potential of being misinterpreted or a misrepresentation of the intent of the policy.
- 4) Each goal, objective and policy should be qualitatively and quantitatively evaluated as to their specific impacts, both positive and negative, on private and public activities, decisions, and actions. Specific areas which the District suggests that the goals, objectives and policies should be reviewed against include a) land use and development phasing; b) air quality; c) noise; d) traffic and circulation; e) student generation; f) revenues and costs; and g) implementation techniques.

Ms. Mary Zambon
COUNTY OF RIVERSIDE
March 29, 1990
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- 5) On the surface, the policies appear to be note worthy and responsive to the conditions of growth in the County. However, they fail to acknowledge legal constraints which may preclude the County's or other local jurisdictions ability to implement programs that fulfill the intent of the policies. This is particularly relevant in terms of legis-lation and case law effecting school districts and school facility financing. These legislative and legal constraints should be identified in the EIR, so as to provide a broad understanding of the viability of attaining the intent of each policy.
- 6) The "notes on implementation" should be more appropriately defined as "programs." The value of the policies are strengthened by the acceptability and feasibility of the programs proposed. The environmental analysis should there-fore not be prepared on just the policies, but in addition, the programs which implement the policies.
- 7) There are several policies which have a direct or indirect effect on the District. These include:

Policy No.

- 4 LAND USE POLICY - PHASING OF PUBLIC FACILITIES AND SERVICES

The County shall prepare 5-year public service development phasing plans for all areas. The County will take the lead in coordinating and cooperating with other service providers to en-courage timely provision of all public services. Levels of costs for providing public services and facilities shall be developed in accordance with phasing plans, to ensure that new development will bear its fair share costs. The ability to provide adequate services shall be considered as a basis for approval of development applications.

- 9 SOCIAL AND ECONOMIC POLICY - ESTABLISHMENT OF STANDARDS FOR LEVELS OF SERVICES

The County Administrator shall inventory and quan-tify current and anticipated social and economic

Ms. Mary Zambon
COUNTY OF RIVERSIDE
March 29, 1990
Page 6

needs in the County for 20 and 5 year periods. The Board of Supervisors, with appropriate public input, shall establish adequate level of service standards. All County programs shall be oriented to meet those needs. The County shall actively encourage other governmental entities to assist in developing and implementing adequate levels of service.

10 SOCIAL AND ECONOMIC POLICY - IMPLEMENTATION ACROSS JURISDICTIONS

The County shall work with the cities and other governmental entities to meet social and economic needs identified under policy number nine. The County will continue to actively participate in CVAG, and will actively participate and encourage the development of a council of governments in the Western portion of the County.

15 FINANCIAL POLICY - DEBT LEVELS

The County should endeavor to hold total Bonded Debt (including all debt incurred by the County, special districts, schools, cities or other local governmental entities) to a level that will result in a combined property tax amount, including Special Assessments, not to exceed 2% of assessed value in any tax rate area. The County encourages the development of commercial and industrial projects and will consider a higher debt level for these projects.

16 FINANCIAL POLICY - REVENUE SHARING

The County, LAFCO, and the initiating City, District, or entity will work in concert to evaluate the impacts of proposed annexations and incorporations to arrive at an appropriate sharing of revenue in proportion to the level of services provided.

Ms. Mary Zambon
COUNTY OF RIVERSIDE
March 29, 1990
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17 FINANCIAL POLICY - REVENUE SOURCES

The County, with other public agencies will continue to pursue new or expanded sources of revenue to fund the operational costs that result from an expanded population base, inflation, state mandated programs and other conditions that increase public operational costs.

18 FINANCIAL POLICY - COORDINATION OF CAPITAL IMPROVEMENT NEEDS

The County, with other public agencies will seek to coordinate local and regional capital improvement needs, including schools, utilities, transportation, city and county facilities. These individual needs should be included as a part of a Master Facilities Inventory for consideration in a coordinated cooperative Capital Facility Financing Program.

19 FINANCIAL POLICY - FISCAL IMPACT ANALYSIS

The County will analyze the fiscal impact reports resulting from new development. In order to assure that existing County resources are not burdened, development proposals will provide mitigation proportionate to the impact.

Each of these policies should be evaluated to determine the following:

- a) How will the policy facilitate a balance between development, growth and school facility needs?
- b) How will the policy facilitate financing of capital facilities, and/or will the policy constrain the District's ability to pursue public and/or private financing vehicles?
- c) What priority will be placed on each policy in the final decision-making process of the County and other public agencies?

Ms. Mary Zambon
COUNTY OF RIVERSIDE
March 29, 1990
Page 8

- d) What mechanism will be used to establish the priority of schools over other capital facility needs?
- e) How does County facilities and resources rate in terms of priority over school facilities and resources?
- f) How will debt levels established by the County effect the ability to accommodate school facilities and debt requirements?
- g) What role will school districts have in assisting the County and/or participating in the process of establishing standards for levels of services?
- h) In the interim of establishing and implementing phasing schedules, establishing standards for levels of services, and obtaining required revenues, how will the County address growth issues and accommodate interim facilities?
- i) What organizational structure will be formed in order to insure coordination and cooperation among the various governmental entities, including school districts?

Each of these should be discussed in the EIR relative to existing conditions, impacts, mitigation measures and alternatives.

- 8) The GME should contain a series of legislative and legal policies which address actions and activities of State and local government, which the County should pursue in order to provide the legal and legislative vehicles of implementation. Many of the other policies are predicated on changes in State legislation, legal precedents, and local ordinances and policy; therefore, a fourth set of policies addressing legal and legislative policy matters should be discussed. Relevant impacts should be addressed in the EIR.
- 9) California Government Code Sections 65300-65302 require that every California city and county have a general plan that includes certain prescribed elements. Government Code Section 65300.5 specifically requires that the general plan and elements and parts thereof "comprise an integrated, internally consistent and compatible statement of policies."

Ms. Mary Zambon
COUNTY OF RIVERSIDE
March 29, 1990
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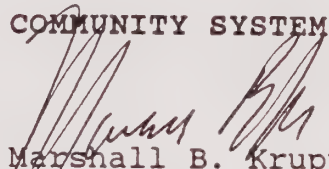
The EIR should address how the GME of the General Plan will be consistent with other elements of the General Plan, together with the various community plans, including the Southwest Area Community Plan (SWAP). Additionally, inconsistencies should be identified and alternatives and mitigation measures should be identified. Further discussion should address the integration, internal consistency and compatibility of statements set forth in the GME and other elements of the General Plan.

This letter therefore represents the District's comments as it relates to those issues which should be addressed in the draft EIR. This in no way relieves the District of further specific comments on the content, intent, or adequacy of the policies in of themselves, or the adequacy of the proposed draft EIR. These comments do, however, present the basis of an awareness which should be disclosed in the EIR and be made available to decision-makers in the process of considering and adopting the policies.

If we can provide any additional information, please feel free to contact our office.

Sincerely,

COMMUNITY SYSTEMS ASSOCIATES, INC.


Marshall B. Krupp
President

MBK:dl
2:146

cc: Mr. Austin Linsley
Murrieta Valley Unified School District

Mr. Charles van de Wetering
Murrieta Valley Unified School District

Mr. Tom Tooker
Murrieta Valley Unified School District

Mr. Ski Harrison, Esq.
Rutan & Tucker



P&D Technologies
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March 22, 1990

Ms. Mary Zambon
Principal Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Ms. Zambon:

I am in receipt of the Notice of Preparation (NOP) for the Environmental Impact Report (EIR) to be prepared for the Growth Management Element to the Comprehensive General Plan. I have no comment on the NOP.

I wish to receive all future notice and documentation of this EIR.

Sincerely,

P&D TECHNOLOGIES

A handwritten signature in dark ink, appearing to read 'Thomas G. Olsen', written over a horizontal line.

Thomas G. Olsen
Senior Environmental Analyst

TGO:rs

RECEIVED
MAR 27 1990
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RECEIVED
MAY -7 1990

RCPL
Riverside
City/County
Public Library

May 4, 1990

RIVERSIDE COUNTY
PLANNING DEPARTMENT

To: Mary Zambon, Principal Planner
Riverside County Planning Department

From: Linda M. Wood *Linda M. Wood*
Library Director

Subject: GROWTH MANAGEMENT ELEMENT TO COMPREHENSIVE GENERAL
PLAN

Thank you for the copy of the Growth Management Element, the Policies, time line, and map. We have no comments about the scope and content of the EIR except that we are pleased that libraries will be included.

I do have some comments about the Growth Management Policies themselves, however. Following are comments on specific numbered policies:

4. Land Use Policy - Phasing of Public Facilities and Services

This is an excellent plan which will enable library facilities and services needs caused by growth to be planned in a structured process. However, we have found adopted growth forecasts for unincorporated areas to be extremely difficult to apply to unincorporated communities, since libraries serve very small areas in relation to the total size of the regions for which forecasts are available. Since the County Library serves 13 incorporated cities as well as most of the unincorporated areas, the implementation note pertaining to planning "in concert with the County's cities" is extremely important and relevant.

9. Social and Economic Policy - Establishment of Standards for Levels of Services

Libraries are not normally considered social or economic services but can contribute to social and economic goals in a variety of ways. For example, strong library services to children can help prevent delinquency. Likewise, the availability of business and financial information in libraries can contribute to the economic well being of the County. Is it intended that this policy include library services or be limited to the more traditional "social and economic" services? Also, I note a reference in implementation note #4 to the Public Facilities and Services Element Update. I am not aware that the County Library has been contacted about input about this Element. Should we be included?

10. Social and Economic Policy - Implementations Across Jurisdictions

As noted above, the County Library serves 13 cities as well as most of the unincorporated areas. Therefore, working with the cities is extremely important to us. One problem we have found is that while demographic information and population projections are readily available for cities, they are not so readily available for individual communities in unincorporated areas. Indeed, as mentioned above we usually have to take a very large regional projection and apply it to very local communities to which the regional projection may have little relevance. Since libraries serve relatively small communities rather than large regions, this means our demographic information for libraries serving predominately unincorporated areas is very poor.

11. Social and Economic Policy - Socially Healthy Neighborhoods

I would like to suggest that the definition of a socially healthy neighborhood be expanded to include "library facilities close to or within the neighborhood" as well as "recreational facilities" or revised to read "proximity to jobs, schools, libraries, and day care facilities."

15. Financial Policy - Debt Level

This is an excellent policy.

16. Financial Policy - Revenue Sharing

Based on our experience trying to fund library buildings which serve both cities and unincorporated areas, I strongly support this policy.

17. Financial Policy - Revenue Sources

Again, I strongly support this policy.

18. Financial Policy - Coordination of Capital Improvement Needs

I strongly support this policy and believe that it will provide us a reasonable structure for bringing library facilities needs to the attention of the Board of Supervisors for their evaluation in relation to available funding and overall priorities for public facilities.

19. Financial Policy - Fiscal Impact Analysis

The County Library has been providing fiscal impact reports to developers and consultants for approximately three years. We intend to continue doing so and strongly support this policy statement. However, we have not seen our work in this area result in any financial commitments to support library needs resulting from new development. We are aware that the County Library is eligible to receive funding from

the County-wide Public Facilities Fees which the Board has imposed; however, we are in competition with other County public facilities needs for funding from this source. We would certainly appreciate some feed-back on the results of review of the fiscal impact statements we provide and some guarantee that the impacts of growth will be mitigated.

Overall the Growth Management Element and Policies are an excellent approach to a very difficult situation. I am very impressed with the thoughtfulness which has gone into developing these materials and their reasonable approach to a very complex situation.

Please contact me if you need any more information about our concerns.

lmw:mw



riverside county region

building industry association of southern california, inc.

April 20, 1990

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APR 22 1990

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mr. Joseph A. Richards, Planning Director
Riverside County Planning Department
4080 Lemon St., 9th Floor
Riverside, CA 92501

SUBJECT: Growth Management Element of the Comprehensive
General Plan

ATTN: Mary Zambon, Principal Planner

Dear Ms. Zambon,

In response to your Notice of Preparation of an Environmental Impact Report for the subject project, the Building Industry Association (BIA) of Riverside County wishes to offer the following comments and suggestions for the scope and content of the environmental information to be included in that Report (EIR):

1. Fiscal Impacts -- we strongly urge that an objective and competent Fiscal Impact Analysis be conducted, in order to provide the basis for well-balanced policy judgements to be made in the future. The analysis should include all of the major land use categories such as commercial and industrial, as well as residential;
2. We suggest that the term "earth" be defined more specifically, since it could be interpreted very broadly;
3. We also suggest that the term "scenic resources" be defined more specifically, along with the recognition that private property rights deserve to be considered when the term is applied;
4. We urge that the EIR will fully and adequately address all aspects of agriculture and agricultural areas, in terms of their economic viability, adequacy of water resources, adjacent urban areas, and other external influences;

5. The term "community policy areas" is another one that is subject to a variety of interpretations, and should therefore be defined more specifically;
6. We believe very strongly that the "community plans" which have been prepared and adopted, usually after major local efforts extending more than 1-2 years, should be recognized as valid and not be "retrofitted" to conform with the draft Growth Management Element;
7. We also believe strongly the evaluation of "housing issues" should include an objective and competent analysis of the impacts of the Growth Management Element on the supply and affordability of housing units to accommodate the growing population;
8. The issue of conformance with SCAG, CVAG, and WRAG should give due consideration to locally adopted general and community plans, as well as the relative validity of the projections used for population, employment, and housing units;
9. We question the inclusion of "jobs to housing balance" as an appropriate issue for the Growth Management Element. Although BIA supports the concept of balanced communities as a positive general planning principle, we must point out that a regulatory approach to jobs/housing balance cannot succeed because regulations cannot force jobs to be filled by employees in close proximity. Numerical targets and jobs/housing ratios only indicate a potential for greater balance. If this issue must be addressed, then we strongly urge that relevant studies conducted by the Planning Institute of the School of Urban and Regional Planning at USC, and the Claremont Institute be included in the analysis.
10. The EIR should analyze whether designated "urban areas" will have sufficient vacant land to accommodate the short and long-term demands for urban levels of development to accommodate the growing population;
11. The "future choice management areas" are uncertain and inappropriate designations for a "vision map", and should therefore be eliminated prior to the formal adoption of the Growth Management Element. Alternative land uses should be considered for those areas in the EIR;

12. The interrelationships with cities are extremely important because of their individually adopted Spheres of Influence and General Plans. The EIR should address the relationships and any conflicts between the proposed land use categories and those previously designated within the Spheres by the local agency. Coordination with all of the affected cities will be critical to the success of this entire process;
13. We suggest that the Capital Improvement Plan and levels of service give full consideration to the privately financed public improvements which are typically built in new communities, and that phasing plans contain adequate flexibility to accommodate them; and
14. Transportation is perhaps the most critical element in relation to the "vision map" and land use designations. It should therefore be addressed as clearly and comprehensively as possible in the EIR.

In summary, the BIA of Riverside County appreciates the opportunity to submit our comments on the scope and content of the EIR for the Growth Management Element, and we trust that they will be given due consideration and response.

Sincerely,



Philip L. Walling, AICP
Chairman; BIA Growth Management Committee

PLW:ke

cc: BIA Board of Directors
BIA Growth Management Committee



RIVERSIDE COUNTY TRANSPORTATION COMMISSION

3560 University Avenue Suite 100 • Riverside, California 92501
(714) 787-7141 • FAX (714) 787-7920

May 16, 1990

Ms. Mary Zambon, Principal Planner
County Wide Planning Section
Planning Department, County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

RECEIVED
MAY 29 1990

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Dear Ms. Zambon:

I would like to thank you for taking the time to talk with our staff and sharing your thoughts about the County's growth management program as it relates to transportation issues. We obviously share many of the same concerns, and I believe that we are heading in the same direction on a number of the key policy issues.

After reviewing the Growth Management Element and discussing some of the critical issues with you, our staff would like to offer the following comments and suggestions in the areas of Transportation Demand Management, Corridor Preservation, and Transportation System Development.

Regarding Transportation Demand Management (TDM), the following list briefly details those areas felt to be important for incorporation into the County project review and approval process.

1. PARK-N-RIDE LOTS - the development of permanent park-n-ride lots along transportation corridors is critical to support and encourage ridesharing (car, van, and buspools). The design of said lots should incorporate transit interface with park-n-ride facilities, bicycle storage areas, and even amenities such as automated teller machines. Taking it a step further, the sighting of child care facilities with park-n-ride lots serves to reduce miles driven by working parents and adds convenience to ridesharing arrangements.

From a regional perspective the cumulative impacts of development projects can be very difficult to address during the project approval process, especially TDM issues. It is staff's recommendation that a regional commute mitigation fee be established to fund mitigation measures required as a result of total impact on an area of multiple

The City of Perris took this type of approach with the Green Valley Specific Plan. The County may even want to consider incorporating language into projects currently under review that would require the developer to pay a fee when a mitigation program is adopted. This approach does not preclude specific mitigation measures from being required as a result of the projects' size, location, use, etc. in addition to, or in place of, any mitigation fee that would be applied to the project.

2. **PARKING MANAGEMENT** - there is an inconsistency between County parking requirements and the regional emphasis toward reducing average daily trips through ridesharing. It may be appropriate for the County to evaluate its parking requirements and the double edged sword it creates for the employer who must allocate resources to construct employee parking based on the County parking standards and then provide financial incentives to its employees to not use the free parking under AQMD's Regulation XV. There are various approaches which could be considered from reducing the standard under certain conditions to a system of credits or trade-offs.
3. **TRANSPORTATION MANAGEMENT ASSOCIATION (TMA)** - The formation of TMA's is a relatively new TDM activity which has gained importance in the last five years. A TMA allows a group of employers to join together to collectively provide a range of rideshare services and incentives that may not be feasible for individual employers to fund. Although most TMA's to date were established by existing employers, there is movement to condition the formation of TMA's during the development approval process of major industrial/commercial projects. This approach recognizes the cumulative impact of a number of employers who will be tenants or owners in commercial/industrial projects. In the conditioning of a TMA requirements for specific rideshare incentives, preferential parking, guaranteed ride home, bicycle facilities, etc. could be established.
4. **TRANSIT FACILITY IMPROVEMENTS** - The requirement for transit related improvements such as bus shelters, curb turn-outs, access/egress, turning radius, pavement thickness, etc. continue to be important elements for provision of public transit. Because of the rapid growth in the County, it is becoming increasingly important to consider regional implications and the resulting need for interface between transit, park-n-ride and future commuter train services. Mechanisms must be developed to ensure that intermodal facilities are designated, preserved and funded beginning now.

With respect to corridor preservation, the Commission has been working closely with the County on both the Cajalco Corridor Study, and the Long Range Corridor Study. The Cajalco Corridor Study is now in its second phase. In the next eighteen months, the study hopes to identify a "preferred alignment", and complete a "Tier I" environmental document that would make it possible to preserve the required right-of-way along the alignment. As the Study progresses, the results will be made available to the County for inclusion in your plans.

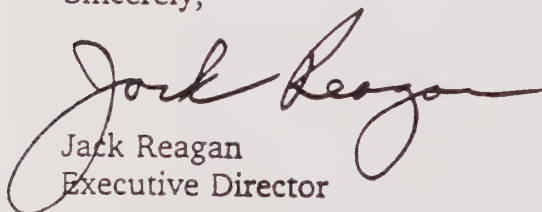
In addition, the Long Range Corridor study will focus on the unmet needs for corridors in the Western County in the period following the 2010 planning horizon. It will be looking at a "buildout" scenario for the Western County, and in addition to identifying the needed corridors, the study will identify a range of "corridor protection mechanisms" that can be implemented by local agencies. As this study progresses, it will certainly have a direct impact on the Growth Management Element. Ed Studor of the Road Department is representing the County on the advisory committee, but as the study progresses to the corridor preservation tasks, it is certain to involve the planning department more directly and one might expect that a number of the recommendations that result from the study would have a direct impact on the Growth Management Element.

With regard to the financing of the transportation system, we feel that the Growth Management Element includes a number of laudable policies, but we also feel that the financing of the regional elements of the transportation system should be addressed at a regional level, involving both the County and the Cities in a joint funding program. In this area, the Coachella Valley Association of Government's Uniform Transportation Mitigation Fee (TUMF), provides a useful model. We expect that the newly formed Western Riverside Council of Governments (WRCOG) may address the need for a similar fee in the near future.

The County's program already calls for a five year capital improvement program. If this information were combined with similar data from the cities and with a financial analysis of the long range requirements, we would have a good estimate of the unfunded portion of the regional transportation system, and we could then set up an equitable fee based funding mechanism that could make up the shortfall.

I hope that you will find these comments and suggestions useful and consider including them as County policy. If you would like to discuss any item in more detail, please feel free to call either Marilyn Williams (787-7929) or Jim Werle (787-7934).

Sincerely,



Jack Reagan
Executive Director

JR/MW/JW:sc

SAVE RIVERSIDE COUNTY
Post Office Box 269
Riverside, California 92502

Riverside County Planning Department
4080 Lemon Street, Ninth Floor
Riverside, California 92501

Attention: Mary Zambon, Principal Planner

Subject: Preparation Of Environmental Impact Report For
Growth Management Element of the Comprehensive
General Plan

Save California has reviewed the Agency Notice of Preparation of An Environmental Impact Report, dated March 13, 1990, and hereby submits the following additional issues for discussion in the Environmental Impact Report (EIR):

- Item 4a. Add job location and pay differentials
- Item 4b. Add impartial cost/benefit analysis for major projects; acquisition plans for habitat, open space, and agriculture
- Item 4c. New Topic. Fiscal Carrying Capacity = ability of property owners to handle additional taxes and debt levels.
- Item 5d. Add disposal of hazardous material.
- Item 5p. Add water quantity
- Item 5q. New Topic. Natural Carrying Capacity = ability of land, air, and water to adequately support the existing population and population growth from new projects.
- Item 6c. New Topic. Community form and identity.
- Item 6d. New Topic. Buffer zones within/between communities.
- Item 6e. New Topic. Drugs and crime resulting from population growth.

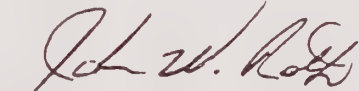
- Item 7b. Add population allocation and stabilization.
- Item 7f. New Topic. Air quality.
- Item 7g. New Topic. Water quality/quantity.
- Item 7h. New Topic. Transportation.
- Item 7i. New Topic. Manmade Carrying Capacity = ability of manmade infrastructure and services to adequately support the existing population and population growth from new projects.
- Item 8g. Add adjacent counties.
- Item 8h. New Topic. Urban Form = Pattern of development that promotes efficient expansion into designated "urban" areas and complements existing and planned infrastructure.
- Item 9m. New Topic. Flood Control.
- Item 9n. New Topic. Judicial/Courts
- Item 9s. New Topic. Welfare Services/Homelessness.
- Item 10a. Add including effects on carrying capacities.
- Item 10b. Add including accommodation of all planned/unplanned growth.
- Item 10d. Add and qualify of life.
- Item 11. Add New Item. Governmental issues.
- Item 11a. New Topic. Government Form, including roles and missions + interrelationship with other agencies.
- Item 11b. New Topic. Public Hearing Process, including time/place for hearings and assurances of equal access by the general public.
- Item 11c. New Topic. Implementation Schedule, including a detailed, policy-by-policy schedule.

In addition to the issues noted above, there are several other items in the Notice Of Preparation (NOP) that appear to be inadvertant omissions. These items are listed below:

<u>Docment</u>	<u>Item</u>
Notice of Completion	Septic Systems should be included under Project Issues discussed in document.
Reviewing Agency Checklist	Distribution is suggested for: California Highway Patrol OLA (Schools) SWRCB: Water Quality SWRCB: Water Rights Environmental Protection Agency U.S. Forest Service Bureau of Land Management

Save Riverside County appreciates the opportunity to comment on the Notice Of Preparation and looks forward to working with the Planning Department during the preparation of the Environmental Impact Report and subsequent public hearings on the Growth Management Element. If you have any questions regarding this letter, do not hesitate to contact us.

Respectfully,


J. W. Roth, President
Save Riverside County

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APR 09 1990

818 West Seventh Street, 12th Floor • Los Angeles, California 90017 ☐ (213) 236-1800 • FAX (213) 236-1825



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS

RIVERSIDE COUNTY
PLANNING DEPARTMENT
AREAWIDE CLEARINGHOUSE MEMORANDUM

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Judy Nieburger, Councilmember
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ALTERNATES

Imperial County - **Jeanie Vogel, Supervisor** • Los Angeles County - **Edmund Edelman, Supervisor** and **Peter Schabarum, Supervisor** • Orange County - **Gaddi Vasquez, Supervisor**
• Riverside County - **Melba Dunlap, Supervisor** • San Bernardino County - **Larry Walker, Supervisor** • Ventura County - **James Dougherty, Supervisor** • Cities of Imperial County -
Victor Sanchez, Mayor, Westmoreland • Cities of Los Angeles County - (Vacant) • Cities of Orange County - **John Kanai, Mayor Pro Tem**, Cypress • Cities of Riverside County -
Richard Deininger, Jr., Mayor, Corona • Cities of San Bernardino County - **Larry Rhinehart, Mayor**, Montclair • Cities of Ventura County - (Vacant) • City of Los Angeles - **Richard Alatorre,**
Councilmember • **Joy Picus, Councilmember** • **Michael Woo, Councilmember** • Long Beach 2nd position (Vacant) • At Large Delegates - **Vicky Howard, Councilmember**, Simi Valley •
Robert Bartlett, Mayor, Monrovia • **Ruthelyn Plummer, Mayor Pro Tem**, Newport Beach

PROJECT APPLICANT: Riverside County /
Planning Dept.

SCH NO.:

PROJECT TITLE: Agency NP of EIR: Growth
Mgmt. Element of the Comprehensive
Gen. Plan: All unincorporated lands of Riverside Co.

SCAG NO.: 53898

DATE: April 9, 1990

The project title and SCAG number should be used in all correspondence with SCAG concerning this project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. Staff can be reached by telephone at (213) 236 - 1800.

**Notice of Preparation of Environmental Impact Reports/
Statements, Negative Declarations, and Initial Studies.**

- ☐ We have concluded review of the above project and have determined that it is of local significance and does not warrant clearinghouse comments.
- ☐ We have concluded review of the above project and have determined that it is of areawide significance and generally consistent with regional policies.
- ☒ We have concluded review of the above project and have determined that it is regionally significant. Comments on this project are attached.
- ☐ In conducting the areawide notification for this project, SCAG received the attached comments from outside agencies.


Clearinghouse Official
Philip Fernando

**ENVIRONMENTAL DOCUMENTATION AND REVIEW
GENERAL REQUIREMENTS
for
NEGATIVE DECLARATIONS, MITIGATED NEGATIVE DECLARATIONS,
NOTICES OF PREPARATION, ENVIRONMENTAL IMPACT REPORTS,
ENVIRONMENTAL ASSESSMENTS, AND RELATED DOCUMENTS**

The general requirements for the review of regionally significant projects are based on the disclosure of information, identification of impacts and a program for their mitigation, as required under CEQA. The requirements used presently by SCAG are revised as shown below to provide for the adoption of the Growth Management Plan, Regional Mobility Plan, and Air Quality Management Plan. [Revised on November 1, 1989]

If any proposed project(s) will or could cause environmental impacts, such impacts must be consistent with the forecasts included in Growth Management Plan and Regional Mobility Plan (approved in February 1989) and the Air Quality Management Plan (approved in March 1989).

The relationships of the forecasts and policies mentioned above must be addressed and evaluated wherever applicable. Therefore, all of the documents listed above and other such studies and reports should address the issues below. (Not all issues will apply to every project.)

1. What are the impacts of the proposed project on population, employment, and housing?
Give the growth forecast for each phase of the project, if phased.
2. Are the growth management goals and policies complied with?
3. Are the Jobs/Housing Balance performance goals being met?
4. Is housing availability discussed in terms of the income and wage levels of the local workforce?
5. What will be the cumulative impacts of the project in the subregion? How is this related to the Growth Management Plan forecast at the expected date of project completion or phase completion?
6. Are the provisions of the Air Quality Management Plan implemented at the local level and within the subregion? What are the air quality impacts of the project? Are they being addressed?
7. For any project with transportation corridor-level impacts, what are the long-term impacts?
8. What assumptions are used in estimating the total trips generated by the project?
9. What are the related vehicular emissions?

10. What is the annual impact on total trips generated by this project?
11. Discuss the transportation demand-management program chosen for the project. Will mass transit, ridesharing, and other trip-reduction strategies be promoted?
Quantify the effects of each component of these programs.
Provide an implementation schedule for each component.
Identify the person or agency responsible for monitoring and administering the program.
Who will operate the program?
How will the program be funded?
12. Does the project impact a highway, either directly or indirectly? Does it include a highway in a mitigation measure? If so:
The document must state where the project includes High Occupancy Vehicles (HOV), transitway, and/or mixed-flow improvements;
It must state how mitigation measures will promote the use of HOVs, transitway, and/or mixed-flow improvement;
It must state whether the highway improvement is included in the Caltrans District Service Management Plan.
13. Transportation improvements/projects must adhere to the following criteria:
The impact of the overall project on air quality in the long term must be analyzed on a transportation corridor level, even if the project is phased or incrementally developed.
The impact of the project on air quality must be compared with the impacts of the project alternatives, on a transportation corridor level. The alternatives must also be compared with each other.
The demand-management strategies, HOV improvements, and transit are required to be evaluated as alternatives (and as mitigation measures if necessary).
14. **ALL PROJECTS MUST STATE THE FOLLOWING:**
 - o Whether they are included in the Regional Transportation Improvement Program;
 - o Whether they are consistent with local planning documents;
 - o Whether they are identified as constrained or unconstrained in the Regional Mobility Plan;
 - o Whether they are consistent with the specific policy elements of the Regional Mobility Plan, Section IV.
15. What are the impacts (if any) of the project on:
Water,
Wastewater treatment,
Solid and hazardous waste,
Energy,
School facilities?

Environmental documents will be reviewed by SCAG at the appropriate time within the public review period, or under public hearing procedures.

Please send three copies of the documents when they are ready for distribution.

**FOR ADDITIONAL INFORMATION, PLEASE CALL
THE SCAG CLEARINGHOUSE
(213) 236-1800**

DEPARTMENT OF FISH AND GAME

330 Golden Shore, Suite 50
Long Beach, CA 90802
(213) 590-5113



June 6, 1990

Mary Zambon, Principal Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Ms. Zambon:

We have reviewed the Notice of Preparation of a Draft EIR for the Growth Management Element of the County General Plan. To enable our staff to adequately review and comment on this project, we recommend the following information be included in the Draft EIR:

1. A complete assessment of flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive and critical habitats.
2. A discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts.
3. A discussion of potential adverse impacts from any increased runoff, sedimentation, soil erosion, and/or urban pollutants on streams and watercourses on or near the project site, with mitigation measures proposed to alleviate such impacts. Stream buffer areas and their maintenance in a natural condition through non-structural flood control methods should also be considered in order to continue their high value as wildlife corridors.
4. Mitigation measures to offset unavoidable impacts.

More generally, there should be discussion of alternatives to not only minimize adverse impacts to wildlife but also to include direct benefit to wildlife and wildlife habitat. Those discussions should recognize the Department of Fish and Game's policy that there should be no net loss of wetland acreage or habitat values. We oppose projects which do not provide adequate mitigation for such losses.

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RIVERSIDE COUNTY

June 6, 1990

Diversion, obstruction of the natural flow, or changes in the bed, channel, or bank of any river, stream, or lake will require notification to the Department of Fish and Game as called for in the Fish and Game Code. Notification should be made after the project is approved by the lead agency.

Thank you for the opportunity to review and comment on this project. If you have any questions, please contact Jack Spruill of our Environmental Services staff at (213) 590-5137.

Sincerely,



Fred Worthley
Regional Manager
Region 5

cc: Office of Planning & Research

DEPARTMENT OF PARKS AND RECREATION

Southern Region Headquarters
1333 Camino Del Rio South, Suite 200
San Diego, CA 92108
(619) 237-7961



April 27, 1990

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MAY 1 1990

Ms. Mary Zambron, Principal Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Dear Ms. Zambron:

EIR for Growth Management Element Policies

The California Department of Parks and Recreation (DPR) manages several State Park units in Riverside County which are likely to be affected by future population and economic growth. In order to protect the publicly owned resources within these park units, DPR would like to see the issues herein described addressed in the EIR for the County's Growth Management Element of the Comprehensive General Plan. They are listed according to the outline "Issues to be Addressed in EIR 350 for the Growth Management Element," which was included with the Agency Notice of Preparation. These include:

5. Environmental Issues.

- a. Flooding.
- b. Water quality.

The development of urban and suburban areas usually results in an increase in the amount of surface area covered by impervious substances such as concrete and asphalt. As a consequence, increased runoff from precipitation flows into areas adjacent to and downstream from the development. This can disturb natural drainage patterns, as well as causing increased erosion and sedimentation. When these areas are State Park units, or other natural areas, delicate resource values may be impacted.

We are also concerned about growth which proposes to utilize portions of the 100 year floodplain and/or require channelization of stream banks. These developments impact very significant

habitats, wetlands, and riparian vegetation, which have been severely reduced by prior development activities. Growth management policies should address these concerns, setting restrictions for encroachment and standards for mitigation.

The increased runoff can also transport a variety of pollutants such as hydrocarbons and heavy metals from vehicles and road surfaces, pesticides and fertilizers from agricultural areas, lawns and plantings, as well as organic pollutants such as pet feces. It is important that these factors be taken into account when development is considered adjacent to or upstream from a State Park unit.

h. Wildlife.

State Park units serve as important refuges for wildlife in Riverside County. In particular, Mount San Jacinto Wilderness State Park and Lake Perris State Recreation Area provide habitat for many species of wildlife. It is important to recognize, however, that the habitats of these populations do not coincide with the political boundaries of the park units. As development in the county proceeds, the populations of these animals which are located in park units can become isolated within portions of their former range. Genetic variability and adaptability in these population fragments will be less than in the original larger population. In the long run, the fragmented population will be at greater risk.

This situation can be avoided by designating areas as open space whose development could cause population fragmentation. An area where such a designation would be beneficial is the contiguous area comprised of Sections 8, 17, 19 and 20 of Township 3 South, Range 2 West. This area lies between two Stephen's Kangaroo Rat populations. One population is located in Lake Perris State Recreation Area, the other in the badlands to the northeast. Currently, the area is designated as Future Choice Management on the Growth Management Element Map. If developed this area would become an impassible barrier between the two populations causing permanent population fragmentation. By changing the designation of this area to open

space the problem can be avoided. While this is an isolated example relevant to State Parks, the broader concern cannot be minimized in the County's growth management planning process.

Predation of domestic animals on wildlife is another consequence of development which should be addressed in the EIR. In State Park units wildlife receives protection from human pressure. However, domestic dogs and cats can be quite destructive of wildlife. This impact can be lessened to a degree by establishing buffers of open space around the periphery of park units or other natural areas that have high value to wildlife.

k. Scenic resources.

State Park units often have high scenic values which can enhance the quality of life in nearby communities. However, development, when it intrudes on the viewsheds of State Park units, can significantly degrade these values. The EIR should recognize areas which are scenically important within the county and assign development densities which are consistent with maintaining those values. Growth management policies should incorporate a scenic analysis protocol and standards for determining how scenic impacts will be analyzed.

m. Air quality.

An increase in population, economic activity, and automobile traffic will undoubtedly cause an increase in air pollution in the county. On State Park lands this will have its greatest effect at Lake Perris State Recreation Area severely degrading the quality of park visitors' experiences.

Air quality has also been documented to have a negative effect on high elevation conifer forests, particularly on yellow pines. This potentially could become a problem at Mount San Jacinto Wilderness State Park where Jeffrey pines constitute a significant portion of a high elevation mixed conifer forest.

9. Public Services and Facilities.

g. Recreation/parks.

Anticipated increases in the county's population will undoubtedly cause increases in visitor use of State Park units. Lake Perris S.R.A. is currently used to its maximum capacity during much of the year. Additional use will most assuredly result in severe impacts on an already heavily used unit of the State Park System.

Growth management policies should address the need for park and recreation areas and facilities. Active and passive recreation uses must be considered. In developing these policies, the current high utilization of park resources must be considered, and a greater emphasis placed on assuring sufficient park, recreation and open space within the county.

Recommendations

The California Department of Parks and Recreation asks that the above described concerns be addressed in the EIR for the Growth Management Element for the Riverside County Comprehensive General Plan. If your staff requires any additional information, please contact William E. Tippetts, Senior Resource Ecologist, at (619) 237-7252.

Sincerely,



Kenneth B. Jones, Regional Director
Southern Region

cc: R. Rayburn
R. Campbell
D. Murphy
J. Ritter

DEPARTMENT OF TRANSPORTATION

DISTRICT 11, P.O. BOX 85406, SAN DIEGO 92186-5406



May 10, 1990

RECEIVED

MAY 14 1990

11-RIV-Var

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

Mary Zambon
Riverside County
Planning Department
46-209 Oasis Street
Room 304
Indio, CA 92201

Dear Ms. Zambon:

Notice of Preparation of EIR 350,
Growth Management Element to the
Comprehensive General Plan

Caltrans District 11 will probably not have a responsible agency role in the preparation of this EIR. Our contact person for traffic information is Richard Coward, Project Manager, Project Services Branch, (619) 237-7337.

Sincerely,

JESUS M. GARCIA
District Director

By

JAMES T. CHESHIRE, Chief
Environmental Planning Branch

MO:wkb

RECEIVED

MAY 18 1990

RIVERSIDE COUNTY
PLANNING DEPARTMENT

STATE LANDS COMMISSION

LEO T. MCCARTHY, *Lieutenant Governor*
GRAY DAVIS, *Controller*
JESSE R. HUFF, *Director of Finance*

EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, CA 95814
CHARLES WARREN
Executive Officer

File Ref.: SD 90-04-02

April 30, 1990

Ms. Mary Zambon
Principal Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Ms. Zambon:

Staff of the State Lands Commission (SLC) has reviewed the Notice of Preparation (NOP) for a draft Environmental Impact Report (DEIR) for the County of Riverside Growth Management Element to the Comprehensive General Plan. Based on this review, we offer the following comments.

By way of general background, upon admission to the Union in 1850, California acquired nearly 4 million acres of sovereign land underlying the State's navigable waterways. Such lands included the beds of more than 30 navigable rivers, nearly 40 navigable lakes, and the 3 mile wide strip of tide and submerged land adjacent to the coast and offshore islands of the State. These lands are managed by the SLC. The SLC holds its sovereign interest in these lands subject to the public trust for commerce, navigation, fisheries, open space, and preservation of natural environments, among others. The SLC is particularly concerned with the natural resources and public recreational opportunities of lands under its jurisdiction.

The Colorado River is within SLC jurisdiction as described above. Additional sovereign land, received as an exchange parcel, includes the SE 1/4 of the SE 1/4 of Section 14, Township 11 South, Range 13 East, SBM.

Shortly after becoming a State, California was also granted Sections 16 and 36 (2 square miles), or lands in lieu thereof, out of each township (36 square miles) then held by the federal government. The lands, classified as "School Lands," were given to the State to help support public education. While many of the

MS. MARY ZAMBON
April 30, 1990
Page 2

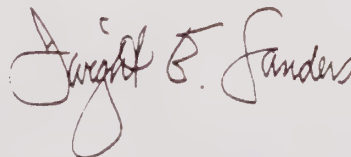
School Lands were sold off over the years, the State retains an interest in approximately 1.3 million acres of mostly desert and forest lands. Recent State legislation has mandated that revenues from these school lands accrue to the State Teachers Retirement System. The SLC also has jurisdiction and authority over School Lands and lieu lands. There are numerous State-owned school and lieu lands within Riverside County. Please see attached listings for locations.

Proposed projects within the above designated areas will be subject to SLC permitting requirements and the SLC most likely will be a Responsible Agency under the provisions of the California Environmental Quality Act. Please keep us informed of any proposed projects on the above listed lands under SLC jurisdiction.

Government Code Section 66478.1, et. seq., prohibits local agencies from approving either a tentative or a final map of any proposed subdivision to be fronted upon a public waterway, river or stream which does not provide reasonable public access from a public highway to that portion of the bank of the river or stream bordering or lying within the proposed subdivision. This requirement should be kept in mind for any proposed subdivisions.

We appreciate the opportunity to comment and look forward to our review of the draft document. If you have any questions, please contact Ed Chatfield at (916) 322-7821.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dwight E. Sanders". The signature is fluid and cursive, with the first name "Dwight" being the most prominent.

DWIGHT E. SANDERS, Chief
Division of Research
and Planning

Attachment
cc: Ed Chatfield

ENCUMBRANCE	R/M	TWP	R6E	SEC	SUBDIVISION	ACRES
RIVERSIDE						
MINERAL POTENTIAL						
233-031	S	3	S	20	E 36 N2, N2SW4, SW4SW4, LOTS 1-6	543.79
235-019	S	5	S	20	E 36 W2, NE4, W2SE4, LOTS 1, 2	615.68
RIGHT-OF-WAY RESERVED						ENCUMBRANCE TOTAL 1,159.47
231-018	S	1	S	16	E 36 PTM WITHIN R/W'S	27.40
233-015	S	3	S	15	E 16 PTM SW4 WITHIN R/W'S	12.25
233-017	S	3	S	15	E 36 PTN W2 & PTN S2SE4 WITHIN R/W'S	28.00
234-001	S	4	S	8	E 16 PTN NW4NW4 & PTN S2N2 WITHIN R/W'S	11.68
235-001	S	5	S	9	E 36 PTN SE4NE4 & PTN S2SE4 WITHIN R/W'S	2.10
235-014	S	5	S	16	E 16 PTN S2SW4 WITHIN R/W	5.75
236-009	S	6	S	17	E 16 PTN NE4NE4 WITHIN R/W	2.10
236-010	S	6	S	20	E 36 PTN N2 WITHIN R/W'S	46.16
236-012	S	6	S	12	E 16 PTN NW4NW4 WITHIN R/W	0.50
237-001	S	7	S	11	E 36 PTN NE4SW4, PTN NW4SE4 & PTN SE4SE4 WITHIN R/W	10.48
238-015	S	8	S	12	E 36 PTN WITHIN COACHELLA CANAL R/W	38.60
U.S.F.S. EXCHANGE						ENCUMBRANCE TOTAL 183.02
255-001	S	6	S	5	N 36 W2SE4, SE4SE4	120.00
UN-DEDUDED						ENCUMBRANCE TOTAL 120.00
231-020	S	1	S	17	E 36 LOTS 1-6, NW4NW4, SW4SW4	321.87
231-022	S	1	S	19	E 36 N2, SW4	480.00
232-014	S	2	S	16	E 16 ALL	640.00
232-016	S	2	S	18	E 36 E2, LOTS 1-8	642.97
232-017	S	2	S	19	E 16 ALL	640.00
232-018	S	2	S	19	E 36 ALL	640.00

ENCUMBRANCE	B/M	TWP	RGE	SEC	SUBDIVISION	ACRES
RIVERSIDE						
233-019	S	3	S 18 E	16	ALL	640.00
233-021	S	3	S 18 E	36	W2, LOTS 1, 2, 3, 4	392.76
234-016	S	4	S 18 E	16	S2N2, S2, LOTS 1, 2, 3, 4	643.32
236-001	S	6	S 11 E	36	ALL	640.00
UNENCUMBERED						ENCUMBRANCE TOTAL 5,680.92
231-024	S	1	S 22 E	36	W2NW4, E2, SW4, LOTS 1, 2	636.33
231-025	S	1	S 23 E	36	LOTS 1 & 2, N2, SW4, W2SE4	640.56
231-026	S	1	S 18 E	36	ALL	640.00
232-005	S	2	S 10 E	16	ALL	640.00
232-006	S	2	S 11 E	16	ALL	640.00
232-015	S	2	S 18 E	16	ALL	640.00
232-019	S	2	S 20 E	36	ALL	640.00
232-020	S	2	S 22 E	36	E2W2, W2E2	320.00
232-021	S	2	S 23 E	16	ALL	640.00
232-022	S	2	S 12 E	16	N2N2, SE4NW4, NE4SW4, S2S2, LOTS 1-6	618.81
233-001	S	3	S 3 E	24	LOTS 13, 15	38.64
233-011	S	3	S 13 E	36	S2SW4, LOTS 1-12	335.76
233-016	S	3	S 15 E	16	LOTS 1-8 (N2)	324.87
233-018	S	3	S 16 E	16	W2	320.00
233-020	S	3	S 18 E	36	E2	320.00
233-022	S	3	S 19 E	16	W2, LOTS 1-8	640.90
233-023	S	3	S 20 E	16	ALL	640.00
233-026	S	3	S 21 E	36	N2NW4, SE4NW4, S2SW4, NE4SW4, E2, LOTS 1, 2	631.73
233-027	S	3	S 22 E	16	NW4, S2NE4, N2S2, LOTS 1-6	637.31
233-028	S	3	S 22 E	36	ALL	640.00

ENCUMBRANCE

B/M TWP

R6E

SEC

SUBDIVISION

ACRES

RIVERSIDE

233-029	S	3	S	23	E	16	LOTS 1, 4, 7 & 10	160.79
234-002	S	4	S	8	E	36	ALL	640.00
234-003	S	4	S	9	E	36	ALL	640.00
234-008	S	4	S	13	E	16	ALL	640.00
234-009	S	4	S	13	E	36	ALL	640.00
234-010	S	4	S	14	E	16	ALL	640.00
234-011	S	4	S	14	E	36	N2, N2NE4, LOTS 1-6	638.69
234-013	S	4	S	16	E	16	LOTS 1-12 (E2, NW4)	464.10
234-015	S	4	S	17	E	36	E2NE4, S2SW4, SE4SE4, LOTS 1-7	495.58
234-017	S	4	S	18	E	36	ALL	640.00
234-018	S	4	S	19	E	36	E2NE4, S2, LOTS 1, 2	479.12
234-019	S	4	S	21	E	16	ALL	640.00
234-020	S	4	S	22	E	16	ALL	640.00
234-021	S	4	S	22	E	36	N2, N2SW4, SE4SW4, SE4, LOTS 1, 2	656.70
234-022	S	4	S	23	E	16	N2NW4, S2SW4, E2, LOTS 1, 2, 3, 4	649.31
235-002	S	5	S	10	E	16	ALL	640.00
235-003	S	5	S	10	E	36	ALL	640.00
235-008	S	5	S	12	E	36	N2NW4, SE4SW4, SE4	280.00
235-009	S	5	S	13	E	16	ALL	640.00
235-011	S	5	S	14	E	16	ALL	640.00
235-012	S	5	S	15	E	36	NW4, N2S2, LOTS 1, 2, 3, 4	482.92
235-013	S	5	S	16	E	16	NE4NW4	40.00
235-015	S	5	S	18	E	16	ALL	640.00
235-016	S	5	S	19	E	16	ALL	640.00
235-017	S	5	S	19	E	36	ALL	640.00
235-018	S	5	S	20	E	16	ALL	640.00

ENCUMBRANCE	B/M	TWP	RGE	SEC	SUBDIVISION	ACRES
RIVERSIDE						
235-021	S	5	S 21 E	16	ALL	640.00
236-002	S	6	S 12 E	36	ALL	640.00
236-003	S	6	S 13 E	16	ALL	640.00
236-004	S	6	S 14 E	36	ALL	640.00
236-005	S	6	S 15 E	16	ALL	640.00
236-006	S	6	S 15 E	36	ALL	640.00
236-007	S	6	S 16 E	16	ALL	640.00
236-008	S	6	S 16 E	36	ALL	640.00
236-011	S	6	S 22 E	11	S2NW4SE4	20.00
237-002	S	7	S 12 E	16	ALL	640.00
237-003	S	7	S 13 E	16	N2, SW4, W2SE4	560.00
237-004	S	7	S 14 E	16	E2NW4, NE4, SW4SE4, SW4	440.00
237-005	S	7	S 15 E	16	ALL	640.00
237-006	S	7	S 15 E	36	ALL	640.00
237-007	S	7	S 16 E	16	ALL	640.00
237-008	S	7	S 16 E	36	ALL	640.00
237-009	S	7	S 17 E	16	ALL	640.00
237-010	S	7	S 17 E	36	N2, SW4, LOTS 1, 2, 3, 4	640.77
237-011	S	7	S 19 E	36	N2S2, LOTS 1, 2, 3, 4	317.30
237-013	S	7	S 20 E	36	E2	320.00
237-014	S	7	S 12 E	36	N2N2, SW4NW4	200.00
238-002	S	8	S 11 E	26	ALL	640.00
238-003	S	8	S 11 E	10	S2NW4, SW4	240.00
238-004	S	8	S 11 E	34	PTN W2SW4	39.71
238-005	S	8	S 16 E	36	PTN NE4	30.00
238-006	S	8	S 17 E	16	ALL	640.00

ENCUMBRANCE R/M TWP RGE SEC SUBDIVISION

ACRES

RIVERSIDE

238-007	S	8	S	17	E	36	ALL	640.00
238-008	S	8	S	18	E	16	ALL	640.00
238-009	S	8	S	18	E	36	ALL	640.00
238-010	S	8	S	19	E	16	ALL	640.00
238-011	S	8	S	19	E	36	N2, N2S2, LOTS 1, 2, 3, 4	643.80
238-013	S	8	S	20	E	16	ALL	640.00
238-014	S	8	S	20	E	36	ALL	640.00
238-016	S	8	S	17	E	33	ALL	640.00
252-003	S	3	S	7	W	-0-	MORCO PARCEL (WITHIN RANCHO LA SIERRA)	65.11

WITHIN NATIONAL MONUMENT

ENCUMBRANCE TOTAL

43,428.81

232-001	S	2	S	6	E	16	N2NW4, SE4NW4, E2SW4, E2	520.00
232-002	S	2	S	6	E	36	NW4, W2NE4, NE4NE4, W2SE4	360.00
232-007	S	2	S	12	E	36	NE4, SW4, E2SE4	400.00
232-008	S	2	S	13	E	16	E2	320.00
232-009	S	2	S	13	E	36	W2, W2E2, SE4NE4, NE4SE4	560.00
232-010	S	2	S	14	E	16	W2NE4, NE4NE4, N2SE4	200.00
232-011	S	2	S	14	E	36	NE4, E2SE4, E2SW4, SW4SW4	360.00
233-003	S	3	S	9	E	16	NW4, W2SW4, SE4SW4	280.00
233-004	S	3	S	9	E	36	W2NE4, NW4SE4, LOTS 1, 2, 3	241.45
233-005	S	3	S	10	E	16	N2NW4, E2SE4	160.00
233-007	S	3	S	11	E	16	NW4NE4, NE4SE4, S2SE4, E2SW4	240.00
233-008	S	3	S	12	E	16	W2	320.00
233-030	S	3	S	11	E	36	W2, W2NE4, E2SE4, SW4SE4	520.00
234-004	S	4	S	10	E	16	ALL	640.00
234-005	S	4	S	10	E	36	ALL	640.00

ENCUMBRANCE

B/M TWP

RGE

SEC

SUBDIVISION

ACRES

RIVERSIDE

235-004 S 5 S 11 E 16 ALL

640.00

235-007 S 5 S 12 E 16 E2

320.00

ENCUMBRANCE TOTAL

6,721.45

TOTAL FOR RIVERSIDE

57,295.67

Donald L. Harriger
General Manager

David W. Hansen
Chief Engineer

Kenneth P. Weel
Controller

Western Municipal Water District

of Riverside County

P.O. BOX 5286
RIVERSIDE, CA 92517

450 ALESSANDRO BOULEVARD
RIVERSIDE, CA 92508

714 / 780-4170
FAX 714 / 780-3837

April 3, 1990

Ms. Mary Zambon
Principal Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

NOP FOR THE GROWTH MANAGEMENT ELEMENT TO THE
COMPREHENSIVE GENERAL PLAN EIR

Dear Ms. Zambon:

Western Municipal Water District is in receipt of the subject NOP dated March 13, 1990. We are in agreement with your Environmental Assessment concerning issue areas that Western has an interest in or responsibility for. These areas include water and sewer service, flooding (regarding development within the Santa Ana River floodplain), water quality, and water resources (regarding changes in the quantities of surface waters or groundwaters).

Western has adopted master facility plans for water and sewer service for some of its service areas and is in the process of developing formal plans for the balance. These may prove useful to the County in development of the EIR. We are also involved in the planning of several regional projects (e.g. Santa Ana Regional Interceptor, Arlington Desalter, Woodcrest Water Supply Pipeline, Western Riverside County Regional Wastewater Treatment Plant) with the Santa Ana Watershed Project Authority. These projects should also be referenced in the EIR, some as potential mitigation to growth impacts.

Ms. Mary Zambon
Riverside County Planning

April 3, 1990
Page 2

Please be sure to include Western on your list of agencies to receive the Draft EIR and feel free to contact me or Dave Hansen, Manager of Engineering, if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cheryl A. Flowers".

CHERYL A. FLOWERS
Manager of Regional Programs

CAF:sg

cc: D. Hansen

Mary Zambon, Principal Planner
Planning Department
4164 Brockton Ave.
Riverside, California 92501

April 23, 1990

Dear Ms. Zambon,

We would like to thank you for the opportunity to review the Growth Management Element Policies.

The Wildomar Municipal Advisory Council would like to request that Wildomar be included on the map before it is adopted.

As you know, we thought that the map had not included all of the rural area. You indicated to me in our conversation by phone, that the Southwest Area Plan had been carefully followed.

Another review of the map and finding mutual identity as the map sections for both maps, we have to agree that the map does appear to reflect the status of the SWAP Map.

Our Community Map for Wildomar went through the process as all plans do, with the Planning Staff incorporating the desire of the majority of the residents. We appreciated the fine work and effort they made to implement the type of community the residents had envisioned.

Unfortunately changes were made at the Planning Commissioners and Board of Supervisor hearings from pressure of developers, to designate urban in areas that are not compatible with the surrounding lifestyle and land use of the present development.

We are most concern that we can only see cumulative effects of urban, due to processing less than 500 units at one time. The most serious situation is in our central core of our community.

The Growth Management Map has made the increased urban more apparent and realization that we fell short of the Social and Economic Policy as indicated on page 11, through the the process of establishment of Community Plans.

We would like to state that we do support the Growth Management Policies but would be interested in knowing which agency would implement the proposed mitigation measures such as the common data systems to coordinate with different agencies, to provide public services to County residents and revenue sharing between different jurisdictions.

One of the most critical areas are the schools. You do include schools on page 18, Financial Policy - Coordination of Capital Improvement Needs.

As of date, the County does not share in the responsibility in assurance of enough schools, although they are the only agency that has the authority to approve the development that creates the need.

We would hope the process that the Growth Management is undertaking, would establish the need of the County to rightfully be responsible on the impaction through their process. This is a critical area that needs to be pursued through legislative changes.

The omission of the County, as the agency with the planning expertise, being left out of the over all completion, is incomprehensible to any layman and frustrating to the residents of the community.

We will be looking forward to additional opportunities to address the concerns that do effect all of us that live in Riverside County. We would hope, because we are the last of the future of development, we carefully plan to have the best.

Sincerely,

A handwritten signature in cursive script that reads "Gerry Stevenson".

Gerry Stevenson, Member
Wildomar Municipal Advisory Council

RESPONSES TO COMMENTS RECEIVED FROM PARTIES REGARDING THE NOTICE OF PREPARATION

California Institute of Technology

The draft Growth Management Element does not change current regulations on the use of outdoor lighting as established by Ordinance 655. Site specific projects must still comply with the Ordinance.

California Regional Water Quality Control Board

Most of the concerns mentioned by the California Regional Water Quality Control Board, refer to site specific projects and are at a level of specificity beyond the scope of this document. The concerns are addressed generally in the Water and Sewer section of Chapter Four of this document.

Citizens for Responsible Watershed Management

Many of the issues are site specific and therefore are beyond the scope of this EIR. Other issues are addressed generally in the Water Quality section and in the Urban section of the Growth Management Element Map Designation. Many of these issues will be addressed more specifically in the updates to the Water and Sewer Plan, and the Public Services and Facilities Element of the Comprehensive General Plan.

City of Corona

The issue of conflicts with the Growth Management Element Map is addressed generally in the Environmental Effects Chapter, under the County Relationship with Cities section.

City of Indian Wells

The issue of revenue sharing is covered generally in the Environmental Effects Chapter under County Relationship with Cities. The level of service provided by the County and that provided by the City, is covered generally in the Capital Improvements Plan and Fiscal Impact sections of this document. Affordable housing is covered generally under the Housing section of this document.

The level of specificity required to deal with individual airports is not the subject of this document. However, airports are covered generally in the Environmental Effects Chapter.

City of Moreno Valley

Conflicts with the Growth Management Element Map and sphere of influence planning are discussed in the Environmental Effects Chapter under County Relationship with Cities.

City of Rancho Mirage

Regional issues, such as population, are covered in the Population Growth and Regional Conformity sections, and are covered generally in the Housing and Open Space sections of this document.

Sphere planning is discussed in the Environmental Effects Chapter under County Relationship with Cities.

City of San Jacinto

Comments by the City of San Jacinto applied more to the Growth Management Element Policies and Map, than to the content and scope of the EIR. These comments are discussed in the County Relationship with Cities section of this document.

County of Orange Environmental Management Agency (April 27, 1990)

Flood control issues are covered generally in the Flooding section of the Environmental Effects Chapter of this document.

County of Orange Environmental Management Agency (June 12, 1990)

The issue of jobs-to-housing balance is discussed generally in several sections of this document which include Job Creation, Air Quality, Transportation and Jobs-to-Housing Balance. The Comprehensive General Plan has some specific programs in the Housing Element and the Air Quality Element that address the jobs-to-housing balance in the County.

The phasing of infrastructure through existing and future policies is discussed in the Environmental Effects Chapter of this document.

County of Riverside Administrative Office

Comment Noted

County of Riverside Department of Health

Solid waste generation, storage, collection and disposal impacts are covered in the Solid Waste section of this document.

Most of the issues of concern would refer to site specific projects and are at a level of specificity not undertaken in this document. However, the concerns are addressed generally in the Solid Waste and Water and Sewer sections of this document.

County of Riverside Department of Mental Health

The need for additional services and facilities and the level of service standards required by all County departments and agencies has been addressed generally in the Capital Improvements Plan section of this document. Mental health issues are mentioned more specifically in the Health Services section.

County of Riverside Registrar of Voters

The need for additional services and facilities, by all County departments and agencies, is addressed generally in the Capital Improvements Plan section of this document.

Eastern Municipal Water District

The issue of population growth with respect to utility providers is discussed in the Capital Improvements Plan, Utilities and the Water and Sewer sections. The County will cooperate with cities and utility providers to establish level of service standards that address the needs of all County residents.

Water issues are addressed generally in the Water Quality and the Water and Sewer sections of this document.

Idyllwild Property Owners Association

The issues to be included in the draft EIR as suggested by the Idyllwild Property Owners Association are Air Quality, Public Services and Facilities, and mandatory CEQA topics. These issues are covered in the Environmental Effects and Mandatory CEQA Topics Chapters of this document.

Jurupa Community Services District

Comment Noted

Murrieta County Water District

Specific issues are beyond the scope of this EIR and therefore are not addressed. Issues that are more general in nature are covered under the various sections of this document.

Water conservation is covered generally in the Water Quality section. Groundwater recharge is also covered in this section. A cooperative and coordinated approach to infrastructure will be developed and further expanded in updates to the Water and Sewer Plan, and the Public Services and Facilities Element of the Comprehensive General Plan.

Murrieta Valley Unified School District (Comments submitted by Community Systems Associates, Inc.)

Many of the issues raised by the District are at a level of specificity beyond the scope of this document. However, most of the issues are covered in a general manner in the EIR. Chapter Three provides a summary of the intent and purpose of each Growth Management Element Policy.

The Schools/Child Care section provides an overview of conditions in Riverside County, and establishes the need for cooperation and coordination between affected agencies to resolve these problems. The Capital Improvements Plan and the Fiscal Impact sections generally discuss financing, priorities and mechanisms to meet the needs of schools, and County departments and agencies. Currently, major development projects such as Specific Plans, request that the affected school district provide input as to the location of school sites within the project.

The Growth Management Element has policies that will develop priorities, establish mechanisms, identify quantitative and qualitative needs, in order to provide better data to school districts, and develop level of service standards; all of these will be accomplished with input from the school district. These policies indicate that the County would be committed to working with school districts to improve data gathering, so that school districts could provide the most accurate data to the state in order to achieve maximum funding.

P & D Technologies

Comment Noted

Riverside City/County Public Library

The background for each of the Growth Management Element Policies is summarized in Chapter Three.

The adopted 1989 Annual Growth Report, has recommended the expansion of the Geographic Information System and the centralization of data. It is recommended that a customized data base, to match County needs, be established using 1990 Census information as a base. Information will be provided at the Census block group level whenever possible.

All County departments and agencies will develop, or have developed, level of service standards to provide for the social and economic needs of County residents. Libraries are considered a social and economic need, and will be addressed in the update to the Public Services and Facilities Element of the Comprehensive General Plan.

The list of elements that define a socially healthy neighborhood are not limited to the examples given in Growth Management Element Policy Number 11. This list is not inclusive and libraries could be one of the elements that make up a socially healthy neighborhood.

Riverside County Regional Building Industry Association of Southern California

The topics suggested by the BIA for inclusion in the draft EIR have, for the most part, been covered under the various sections of this document.

A fiscal impact analysis was not included since the scope of the EIR is based on general rather than site specific analysis. However, fiscal impacts are discussed in the Environmental Effects Chapter.

Seismic Safety, Wind Erosion and Slopes are the three sections that discuss "earth" issues.

The mapped designations, including urban areas, agriculture and future choice management are defined and analyzed in the Environmental Effects Chapter of this document.

Discussion on community policy areas and community plans is found in the Environmental Effects Chapter.

Housing issues and jobs-to-housing balance are covered in various sections, but most specifically in the Regional Issues and Economic Issues Sections of Chapter Four.

Regional Conformity with SCAG, CVAG and WRCOG is discussed in the Environmental Effects Chapter.

The County's relationship with Cities, including sphere of influence planning and revenue sharing, are covered generally in the Environmental Effects Chapter.

The Capital Improvements Plan and Transportation are discussed in the Environmental Effects Chapter. These topics are covered in a general sense as a more specific approach is not within the intended scope of this document.

Riverside County Transportation Commission

The issues of concern mentioned by RCTC are park-n-ride lots, parking management, transportation management associations and transit facility improvements. These issues are all covered generally in the Air Quality and Transportation sections of this document. The draft Air Quality Element and the developing Transportation Plan will address these issues more specifically.

Save Riverside County

Some of the issues raised by Save Riverside County are at a level of specificity beyond the intent of this EIR. Many of the issues raised are however, covered in a general manner in this document.

The issue of job location and pay differential is discussed under Job Creation in Chapter Four.

Cost/benefit analysis for major projects and fiscal carrying capacity are covered generally under Fiscal Impacts in Chapter Four. The County's policy that the debt level not exceed 2 percent of the assessed value in any tax rate area will help to ensure that property owners are not over burdened.

New development results in fiscal impact to the County. Various fees have been established to help offset some of the costs resulting from new development. A Countywide Development Mitigation Fee, the Stephens Kangaroo Rat Mitigation Fee and a proposal for an Open Space District Fee are all examples of the fees charged to ensure that various issues are addressed on a Countywide or specific area basis.

The disposal of hazardous material is discussed generally under Hazardous Material and Conditions in the Environmental Issues Chapter.

The Water and Sewer section discusses the impacts of the Growth Management Element on the supply of water. Septic Systems are discussed here also.

Natural carrying capacities of land, air and water are covered generally in the Environmental Issues Chapter. Impacts that are a result of increases in population may be modified and reduced by new and existing technology.

Community issues are identified in the section of the same name. Community form and identity, and buffer zones are discussed generally. The Growth Management Element Map further identifies community areas. In some cases the Rural Community designation separates urban densities from lower densities such as rural, open space and agriculture. In other instances trails, water courses and other natural environmental features separate the various designations to avoid incompatible uses next to each other.

The Sheriff Services section generally discusses drugs and crime resulting from population growth.

Air Quality and Water Quality are discussed in the Environmental Issues Chapter from both a local and regional perspective.

Transportation issues are covered in Chapter Four and looks at both local and regional needs.

The ability of manmade infrastructure and services to adequately support the existing and future population is covered in various sections in the Environmental Effects Chapter. The development of the Capital Improvements Plan and level of service standards will ensure that infrastructure and services are adequate to meet the needs of the County.

Adjacent counties and the cities that border Riverside County received the Notice of Preparation for the Draft Growth Management Element EIR. Comments from these jurisdictions were taken into consideration in preparing this document.

The accomplishment of urban form is one objective of the Growth Management Element. Growth is directed outward from urban centers. Phasing plans will help to ensure that expansion is efficient and infrastructure is adequate to support the anticipated population.

Flood Control, the Judicial System, and Social Services are all discussed in the Environmental Effects Chapter.

The effects of population growth on the carrying capacities of manmade and natural infrastructure and services are covered under various issues in the Environmental Effects Chapter. Level of service standards will be established to ensure that infrastructure and services are adequate to meet the needs of County residents.

An objective of the Growth Management Element is to plan for growth. This will be accomplished by the implementation of the Growth Management Element Policies.

Quality of life is a relative term. The quality of life expected in an urban area may be different than that expected in a rural area and may also vary from person to person. This topic is covered generally in Chapter Four under each of the Map Designation sections.

The issues of governmental form and the public hearing process are discussed in Chapter Two. Progress on the various programs and a general time frame for completion are also included in this document.

Southern California Association of Governments

Many of the issues mentioned are site specific and would require a level of specificity not addressed in this document. The impacts of the Growth Management Element on population, employment and housing are discussed generally in the Population Growth, Job Creation and Housing sections of this document. Conformance with SCAG and other regional governments is covered in the Regional Conformity section.

Jobs-to-housing balance and housing availability are discussed in the sections of the same name. Air quality and transportation issues are covered generally in the Air Quality and Transportation sections.

The impact on water, wastewater treatment and solid waste are discussed in the Water and Sewer section. Hazardous waste is covered in the Hazardous Materials and Conditions section. Energy is discussed in the Energy Resources and Utilities sections of this document. School facilities are covered generally in the Schools/Child Care section.

State of California Department of Fish and Game

Some of the concerns mentioned by the Department would apply to site specific projects and are at a level of specificity beyond the scope of this document. However,

biological impacts and mitigation are discussed generally in the Wildlife, Vegetation and Open Space sections. The Flooding and Water Quality sections generally cover issues such as increased runoff, urban pollutants and flood control; and the mitigation necessary to offset unavoidable impacts.

State of California Department of Parks and Recreation.

The Environmental Effects Chapter addresses the issues mentioned by the Department of Parks and Recreation in the sections on Flooding, Water Quality, Wildlife, Scenic Resources, and Air Quality in a general context.

The need for recreation and parks is addressed in several sections of this document including Recreation and Parks, Open Space and Population Growth.

State of California Department of Transportation

Comment noted.

State of California State Lands Commission

The Growth Management Element does not change the current procedures for permitting requirements on projects under the jurisdiction of the State Lands Commission. Since the Growth Management Element is not site specific, notification is not necessary, but it is still required for development proposals that are in the areas designated by the State Lands Commission.

Western Municipal Water District

The areas of concern and comment as mentioned by Western Municipal Water District have been addressed generally in the Water and Sewer section of Chapter Four.

Wildomar Municipal Advisory Committee

The Growth Management Element Map has identified incorporated Cities, lakes, March Air Force Base, and Chuckwalla Prison; community areas have not been specifically identified by name. However, Countywide base drafting maps have been updated to include Wildomar.

Some of the Growth Management Element Policies are already being implemented through various programs administered by County departments and agencies; others are yet to be developed and the responsible agency determined.

The issue of revenue sharing is discussed generally in the County Relationship with Cities section of the document.

The compatibility of rural community lifestyles with surrounding uses is covered generally in the Land Use Issues section of Chapter Four.

The impact of growth on schools is discussed in the Schools/Child Care section of Chapter Four of this document.

COMMENTS FROM/RESPONSES
TO: CITIES

COMMENTS RECEIVED FROM CITIES
(In Response to City/County Growth Management Workshops)

CITIES RESPONDING	PAGE
City of Banning	C.1
City of Lake Elsinore	C.3
City of Riverside Planning Department (May 3, 1990)	C.4
City of Riverside Planning Department (May 17, 1990)	C.5

RESPONSES TO
COMMENTS RECEIVED FROM CITIES

Responses	C.6
-----------	-----



CITY OF BANNING

1434 West Ramsey Street • P.O. Box 998
Banning, California 92220
Telephone (714) 922-1225

OFFICE OF
PLANNING

June 15, 1990

RECEIVED

JUN 18 1990

Mr. Jerry Jolliffe
Chief Deputy Planning Director
COUNTY OF RIVERSIDE
Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Dear Mr. Jolliffe:

Thank you, and your participating staff, for your presentation to the Banning City Council on April 17, 1990, regarding Riverside County's proposed Growth Management Plan.

We appreciate the opportunity afforded to develop a mutual strategy for managing growth-related issues. In response, we offer the following comments for consideration:

- 1) Revise the County General Plan to direct urban growth to urban(izing) areas. In particular, Riverside County needs to cease the approval of urban intensity land uses and the provision of urban level facilities and services within the City's sphere-of-influence, other County areas designated for rural uses, and/or areas classified "not designated as open space"; specifically, the Cabazon area.

In this regard, City sphere-of-influence boundaries where the extension and provision of urban level facilities would be provided. Areas outside those growth boundaries would be designated for rural uses only. Incorporated cities are best able to manage urban growth and provide the necessary facilities. Sphere boundaries would be based upon growth projection and the land area needed to accommodate such growth.

- 2) In the instances where Riverside County representatives seek input from the City and transmit proposals for development projects within the City's sphere of influence, the County needs to adhere to the comments made by City representatives as they relate to the City's General Plan. Zoning and development standards provided by the City in reference to the community are, more often than not, ignored by the County.

Mr. Jerry Jolliffe
June 15, 1990
Page 2

We would encourage a policy to the effect that City standards would be utilized by County area projects within the City's sphere of influence. This would eliminate ambiguities between City-County standards, and provide for coordinated development.

- 3) Riverside County needs to develop a community plan for all areas in proximity to Banning city limits designated "not designated as open space" to eliminate the potential for urban intrusion and piecemeal, "leap-frog" development.

The community plan provides a vehicle for coordinating land uses, facilities and services, and development standards for these areas of common interest. To rely upon the development review process to determine the type and intensity of uses allowed in "not designated..." areas precludes pragmatic planning; and, too often results in incompatible land uses or premature development. Using the principles outlined in our response, these areas would best be retained for future choices to be determined at subsequent General Plan updates on growth projection and demand.

I hope our comments are useful in your growth management planning. Thank you for the opportunity to respond. Please feel free to contact me should you have any questions or desire to discuss the issues we have identified.

I look forward to continued cooperation with the County in addressing issues of mutual concern.

Sincerely,



Roger Derda
Community Development Director

cc: Raymond Schweitzer, City Manager

:012/B



City of Lake Elsinore

CITY HALL

130 SOUTH MAIN STREET
LAKE ELSINORE, CALIFORNIA 92530

Telephone (714) 674-3125

May 30, 1990

Mary R. Zambon
Riverside County Planning Dept.
4164 Brockton Ave.
Second Floor
Riverside, CA 92501

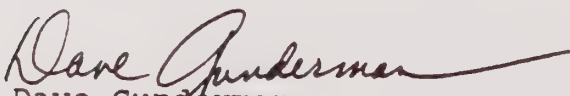
Dear Ms. Zambon:

Thank you for your assistance in explaining the County's effort to create a Growth Management Element.

As a result of our review of the draft documents we would request you modify the Growth Management Element Map to classify the City of Lake Elsinore Sphere of Influence as "urban". If for some reason you cannot do this, we would ask that you modify your map to show the City's General Plan, Land Use classifications.

I have enclosed a copy of the draft Land Use Plan, which reflects the current thinking on land use planning for the City and its sphere of influence. If I can be of any assistance in this matter, please do not hesitate to contact me at (714) 674-3124.

Sincerely,


Dave Gunderman
Community Dev. Director

DG:bd

MERLE G. GARDNER
Planning Director

PLANNING DIVISION
782-5371

BUILDING DIVISION
782-5697

May 3, 1990

Joseph Richards, Planning Director
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501

Attn: Mary Zambon

Subject: Notice of Preparation of a Draft Environmental Impact Report (DEIR)
for the Riverside County Growth Management Element

Dear Mr. Richards:

At its May 1, 1990 meeting, the Riverside City Council reviewed the above-referenced Notice of Preparation and, by unanimous vote, concurred with the list of topics to be addressed in the DEIR. We would appreciate receiving a copy of the DEIR when available.

If you have any questions regarding this matter, please contact Craig Aaron, Principal Planner, at 782-5375.

Very truly yours,



Merle G. Gardner
Planning Director

MGG/5175Y/c

RECEIVED
MAY 8 1990
RIVERSIDE COUNTY
PLANNING DEPARTMENT

MERLE G. GARDNER
Planning Director

PLANNING DIVISION
782-5371

BUILDING DIVISION
782-5697

May 17, 1990

Joseph A. Richards, Planning Director
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501

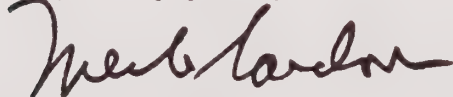
Attention: Mary Zambon

Subject: Notice of Preparation of an Environmental Impact Report for the
Riverside County Growth Management Element to the Comprehensive
General Plan

Dear Mr. Richards:

On May 1, 1990, the Riverside City Council concurred with the list of topics to be covered in County's Draft Environmental Impact Report (DEIR) for the Growth Management Element. We would appreciate receiving a copy of the DEIR when it is available.

Very truly yours,



Merle G. Gardner
Planning Director

MGG/5310Y/a

RECEIVED
MAY 21 1990
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RESPONSES TO COMMENTS RECEIVED FROM CITIES

City of Banning

The issues mentioned by the City of Banning are discussed generally in the Environmental Effects Chapter under County Relationship with Cities.

A community plan is being developed for the Pass Area which includes the area northwest of Banning.

City of Lake Elsinore

Sphere of Influence planning is discussed in the County Relationship with Cities section of Chapter Four.

City of Riverside (May 3, 1990 and May 17, 1990)

Comments Noted

LIST OF PERSONS
AND ORGANIZATIONS
RECEIVING THE DRAFT EIR

LIST OF PERSONS AND ORGANIZATIONS RECEIVING
THE GROWTH MANAGEMENT ELEMENT
DRAFT ENVIRONMENTAL IMPACT REPORT

Riverside County Board of Supervisors

Riverside County Planning Commission

Riverside County East Area Planning Council

Regional Agencies

Western Riverside Council of Governments

Coachella Valley Association of Governments

Southern California Association of Governments

City Planning Departments

State Agencies

State of California State Clearinghouse

List of State Reviewing Agencies

University of California at Riverside, Political Science Department

California State Legislators

Riverside County Departments

Riverside County Agencies

Federal Agencies

Environmental Protection Agency

U.S. Forest Service

U.S. Bureau of Land Management

March Air Force Base

Special Districts

School Districts

Library Districts

Recreation and Park Districts

Resource and Conservation Districts

Sanitary Districts

Water Agencies

California Water Districts

County Water Districts

Municipal Water Districts

Transportation

- Santa Fe Railroad
- Union Pacific Railroad
- Southern Pacific Transportation Company

Utilities

- Pacific Bell
- General Telephone & Electric
- Continental Telephone Company
- Southern California Edison
- Southern California Gas

Miscellaneous Organizations/Persons

- Property Owners Association of Riverside County
- Press Enterprise
- Save Riverside County
- Anza Municipal Advisory Council
- BIA - Riverside County
- BIA - Growth Management Task Force,
Attn: Phil Walling
- Residents for Responsible Planning
- California Native Plant Society
- Keep Riverside Ahead
- Riverside League of Women Voters
- Sierra Club
- Audobon Society
- The Nature Conservancy
- Issac Walton League - Idyllwild Chapter
- Wildomar Municipal Advisory Council
- Idyllwild Municipal Advisory Council
- Thousand Palms Municipal Advisory Council
- Idyllwild Property Owners Association
- Citizens for Responsible Watershed Management
- Marshall Krupp
- Tom Olsen
- Larry Carlson
- Mike Content

Adjoining Jurisdictions

- County of Orange
- Imperial County

NOTICE OF COMPLETION
OF THE DRAFT EIR

Notice of Completion

Appendix F

See NOTE below

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SCH # 90020262

Project Title: Growth Management Element to the Comprehensive General Plan

Lead Agency: Riverside County Planning Department

Contact Person: Mary Zambon

Street Address: 4080 Lemon Street, 9th Floor

Phone: (714) 782-4680

City: Riverside, CA Zip: 92501

County: Riverside

Project Location

County: Riverside - entire unincorporated

Cross Streets: area of Riverside County

City/Nearest Community: _____

Assessor's Parcel No. NA

Section: NA

Twp. NA

Total Acres: NA

Range: NA

Base: NA

Within 2 Miles: State Hwy #: NA

Waterways: NA

Airports: NA

Railways: NA

Schools: NA

Document Type

CEQA:

☐ NOP

☐ Early Cons

☐ Neg Dec

☒ Draft EIR

☐ Supplement/Subsequent

☐ EIR (Prior SCH No.)

☐ Other

NEPA:

☐ NOI

☐ EA

☐ Draft EIS

☐ FONSI

Other:

☐ Joint Document

☐ Final Document

☐ Other

Local Action Type Not Applicable

☐ General Plan Update

☐ General Plan Amendment

☒ General Plan Element

☐ Community Plan

☐ Specific Plan

☐ Master Plan

☐ Planned Unit Development

☐ Site Plan

☐ Rezone

☐ Prezone

☐ Use Permit

☐ Land Division (Subdivision, Parcel Map, Tract Map, etc.)

☐ Annexation

☐ Redevelopment

☐ Coastal Permit

☐ Other

Development Type Not Applicable

☐ Residential: Units _____ Acres _____

☐ Office: Sq.ft. _____ Acres _____ Employees _____

☐ Commercial: Sq.ft. _____ Acres _____ Employees _____

☐ Industrial: Sq.ft. _____ Acres _____ Employees _____

☐ Educational

☐ Recreational

☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____

☐ Mining: Mineral _____

☐ Power: Type _____ Watts _____

☐ Waste Treatment: Type _____

☐ Hazardous Waste: Type _____

☐ Other: _____

Project Issues Discussed in Document

☒ Aesthetic/Visual

☒ Agricultural Land

☒ Air Quality

☒ Archeological/Historical

☐ Coastal Zone

☒ Drainage/Absorption

☒ Economic/Jobs

☒ Fiscal

☒ Flood Plain/Flooding

☒ Forest Land/Fire Hazard

☒ Geologic/Seismic

☒ Minerals

☒ Noise

☒ Population/Housing Balance

☒ Public Services/Facilities

☒ Recreation/Parks

☒ Schools/Universities

☐ Septic Systems

☒ Sewer Capacity

☒ Soil Erosion/Compaction/Grading

☒ Solid Waste

☒ Toxic/Hazardous

☒ Traffic/Circulation

☒ Vegetation

☒ Water Quality

☒ Water Supply/Groundwater

☒ Wetland/Riparian

☒ Wildlife

☒ Growth Inducing

☒ Landuse

☒ Cumulative Effects

☐ Other

Present Land Use/Zoning/General Plan Use

Not Applicable

Project Description

The draft Growth Management Element consists of nineteen policies and a map that delineates urban, rural, rural communities, agriculture, open space and future choice management areas. When adopted, the Growth Management Element will be the first element in the General Plan, and the first step in the development review process.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

Revised October 1986

Reviewing Agencies Checklist

KEY

S = Document sent by lead agency

X = Document sent by SCH

✓ = Suggested distribution

☒ **Resources Agency**
☐ Boating & Waterways
☐ Coastal Commission
☐ Coastal Conservancy
☐ Colorado River Board
☒ **Conservation**
☒ Fish & Game
☒ Forestry
☒ Office of Historic Preservation
☒ Parks & Recreation
☒ Reclamation
☒ S.F. Bay Conservation & Development Commission
☒ Water Resources (DWR)
Business, Transportation & Housing
☐ Aeronautics
☐ California Highway Patrol
☒ CALTRANS District # 8, #11
☒ Department of Transportation Planning (headquarters)
☒ Housing & Community Development
☒ Food & Agriculture
Health & Welfare
☒ Health Services
State & Consumer Services
☐ General Services
☐ OLA (Schools)

Environmental Affairs
☒ Air Resources Board
☒ APCD/AQMD
☒ California Waste Management Board
☐ SWRCB: Clean Water Grants
☐ SWRCB: Delta Unit
☐ SWRCB: Water Quality
☐ SWRCB: Water Rights
☒ Regional WQCB # 7, #8, #9 ()
Youth & Adult Corrections
☐ Corrections
Independent Commissions & Offices
☒ Energy Commission
☒ Native American Heritage Commission
☒ Public Utilities Commission
☐ Santa Monica Mountains Conservancy
☒ State Lands Commission
☐ Tahoe Regional Planning Agency

☐ Other

Public Review Period (to be filled in by lead agency)

Starting Date _____

Ending Date _____

Signature _____

Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____

Address: _____

City/State/Zip: _____

Contact: _____

Phone: () _____

Applicant: Riverside County Planning Dept.

Address: 4080 Lemon Street, 9th Floor

City/State/Zip: Riverside, CA 92501

Phone: (714) 782-4680

For SCH Use Only:

Date Received at SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

Clearance Date _____

Notes:

Revised October 1989

REFERENCES UTILIZED IN THE
PREPARATION OF THE DRAFT EIR

**GROWTH MANAGEMENT ELEMENT OF THE RIVERSIDE COUNTY
COMPREHENSIVE GENERAL PLAN DRAFT ENVIRONMENTAL IMPACT REPORT**

REFERENCES

Agriculture	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Comprehensive General Plan Draft Environmental Impact Report, 1982 3. The Practice of Local Government Planning, 2nd ed. 4. Riverside County Southwest Area Community Plan 5. Riverside County Farm Bureau Report, 1989 6. Getting Ahead of the Growth Curve, Assembly Office of Research, 1989
Agriculture Designation	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Comprehensive General Plan Draft Environmental Impact Report, 1982 3. The Practice of Local Government Planning, 2nd ed. 4. Riverside County Southwest Area Community Plan 5. Riverside County Farm Bureau Report, 1989 6. Getting Ahead of the Growth Curve, Assembly Office of Research, 1989
Airport	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Airport Land Use Commission Authority, Duties and Powers, Amended 1990 3. Martha Dale, Riverside County Transportation Department 4. Jim Tebbetts, Riverside County Economic Development Agency 5. County on the Move, Riverside County, 1985 6. Southern California Association of Governments Transportation Department
Air Quality	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Draft Air Quality Element 3. South Coast Air Quality Management District Air Quality Management Plan, 1989

Capital Improvements Plan	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Principals and Practices of Urban Planning 3. Riverside County Public Facility Needs Through the Year 2000, Revised 1988
Community Plan	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan
Community Policy Area	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan
Cultural Resources	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Comprehensive General Plan Draft Environmental Impact Report, 1982 3. Bob Reynolds, San Bernardino County Museum
Energy Resources	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Southern California Association of Governments, Regional Growth Management Plan 3. Southern California Association of Governments, Regional Mobility Plan 4. Riverside County Draft Air Quality Element 5. Environmental Hazards and Resources Issue Paper
Fiscal Impacts	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Proposition 13 Tax Limitation from voters pamphlet
Fire Services	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Mike Gray, Riverside County Fire Department
Flooding	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Flood Control and Water Conservation District
Future Choice Management Designation	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan
Hazardous Materials and Conditions	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Comprehensive General Plan Draft Environmental Impact Report, 1982 3. Temescal/El Cerrito Community Plan 4. Practice of Local Government Planning, 2nd ed.

Housing	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Draft Air Quality Element 3. Riverside County Housing Element 4. Southern California Association of Governments, Regional Growth Management Plan 5. Southern California Association of Governments, Regional Mobility Plan 6. Southern California Association of Governments, Regional Housing Needs Assessments
Health Services	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Health Department, Environmental Health Services Division
Interrelationships with Cities	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. The Riverside County Comprehensive General Plan Draft Environmental Impact Report, 1982 3. Pat Bowler, Local Agency Formation Commission 4. The Practice of Local Governments, 2nd ed. 5. Project 21st Century, Urban and Conservation League
Job Creation	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Housing Element 3. Southern California Association of Governments, Regional Growth Management Plan 4. Southern California Association of Government, Regional Mobility Plan 5. The Center for Continuing Study of California Economy 6. Riverside County Economic Development Agency
Jobs to Housing Balance	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Draft Air Quality Element 3. Riverside County Housing Element 4. Southern California Association of Governments, Regional Growth Management Plan 5. Southern California Association of Governments Regional Mobility Plan 6. Southern California Association of Governments, Regional Housing Needs Assessments

Judicial Services	1. Garry L. Raley, Assistant Court Executive Officer, Riverside County
Library Services	1. Riverside County Comprehensive General Plan 2. Linda Wood, Riverside City and County Public Library 3. City of Riverside 1990-1991 Annual Program Budget 4. County Service Standards, 1987
Mineral Resources	1. Riverside County Comprehensive General Plan 2. Surface Mining and Reclamation Act of 1975, California Department of Conservation Division of Mines and Geology 3. State of California Department of Conservation Annual Report of Mining and Geology Board 1988-1989 4. County on The Move, Riverside County, 1985
Noise	1. Riverside County Comprehensive General Plan 2. Southern California Association of Governments, Regional Growth Management Plan 3. Riverside County Draft Air Quality Element 4. Environmental Hazards and Resources Issue Paper, 1989
Open Space	1. Riverside County Comprehensive General Plan 2. Riverside County Comprehensive General Plan Draft Environmental Impact Report, 1982 3. Environmental Hazards and Resources Issue Paper, 1989
Open Space Designation	1. Riverside County Comprehensive General Plan 2. Riverside County Comprehensive General Plan Draft Environmental Impact Report, 1982 3. Environmental Hazards and Resources Issue Paper, 1989
Paleontological Resources	1. Bob Reynolds, San Bernardino County Museum
Population Growth	1. Riverside County Comprehensive General Plan 2. Southern California Association of Governments, Regional Growth Management Plan 3. The Southern California Association of Governments, Regional Mobility Plan 5. California State Department of Finance 6. The Center of Continuing Study of the California Economy

Recreation and Parks	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Jeff Weinstein, Riverside County Parks Department
Rural Designation	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan
Rural Community Designation	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan
Scenic Resources	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Southwest Area Community Plan 3. The Environmental Hazards and Resources Issue Paper, 1989 4. Riverside County Comprehensive General Plan Draft Environmental Impact Report, 1982
Schools and Child Care	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Department of Community Action 3. Riverside County Housing Element 4. Southern California Association of Governments, Regional Growth Management Plan 5. Southern California Association of Governments, Regional Mobility Plan 7. Judy Showalter, Riverside County Office of Education
Seismic Safety	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Ordinance 547, Implementing the Alquist-Priolo Special Studies Zone Act
Sheriff Services	<ol style="list-style-type: none"> 1. Chief Ken Golden, Riverside County Sheriff Department 2. Riverside County Comprehensive General Plan 3. Riverside County Housing Element 4. Southern California Association of Governments, Regional Growth Management Plan 5. Southern California Association of Governments, Regional Mobility Plan

Slopes and Erosion	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Steve Dondalski, Riverside County Building and Safety Department
Social Services	<ol style="list-style-type: none"> 1. Lawrence E. Townsend, Jr., Riverside County Department of Public Social Services 2. Riverside County Comprehensive General Plan 3. Riverside County Housing Element 4. Southern California Association of Governments, Regional Growth Management Plan 5. Southern California Association of Governments, Regional Mobility Plan
Solid Waste	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Mike Schier, Riverside County Waste Management Department 3. Southern California Solutions Under the California Integrated Waste Management Act 4. Solid Waste Management Plan, Riverside County, 1984
Transportation	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Southern California Association of Governments, Regional Mobility Plan, 1989 2. Southern California Association of Governments, Regional Growth Management Plan 3. Southern California Association of Governments, Regional Mobility Plan 4. Robert Boston, Riverside Transit Agency 5. Alozie D. Udeh, Riverside County Transportation Department 7. Ed Studor, Riverside County Transportation Department 8. Martha Dale, Riverside County Transportation Department
Urban Designation	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan
Utilities	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Draft Air Quality Element 3. Southern California Association of Governments, Regional Growth Management Plan
Water Quality	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Roger Turner, Regional Water Quality Control Board, Santa Ana Region 3. Riverside County Health Department, Environmental Health Services Division

Water and Sewer	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Steve Mains, Western Municipal Water District 3. Riverside County Comprehensive Water and Sewer Plan, 1972
Wildlife	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Southwest Area Community Plan 3. Environmental Hazards and Resources Issue Paper - 1989 4. Riverside County Comprehensive General Plan Draft Environmental Impact Report, 1982
Wind Erosion and Blowsand	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan
Vegetation	<ol style="list-style-type: none"> 1. Riverside County Comprehensive General Plan 2. Riverside County Southwest Area Community Plan 3. Environmental Hazards and Resources Issue Paper, 1989 4. Riverside County Comprehensive General Plan Draft Environmental Impact Report, 1982

SUMMARY OF THE
GROWTH MANAGEMENT ELEMENT
MAP DESIGNATIONS

SUMMARY OF THE GROWTH MANAGEMENT ELEMENT MAP DESIGNATIONS

GROWTH MANAGEMENT ELEMENT MAP DESIGNATIONS	AREA	PERCENTAGE ¹	PERCENTAGE ²
CITIES ³	342,861.71 ACRES		7.3%
URBAN	157,574.50 ACRES	3.6%	3.4%
RURAL COMMUNITY	83,218.37 ACRES	1.9%	1.8%
RURAL	263,481.96 ACRES	6.1%	5.6%
FUTURE CHOICE	20,977.31 ACRES	.5%	.4%
SUBTOTAL	525,252.14 ACRES	12.1%	11.2%
OPEN SPACE	3,363,759.62 ACRES	77.7%	72.0%
INDIAN RESERVATION	99,144.65 ACRES	2.3%	2.1%
AGRICULTURE	257,389.00 ACRES	6.0%	5.5%
LAKES	51,200.94 ACRES	1.2%	1.1%
WATER RESOURCES	23,174.98 ACRES	.5%	.5%
OTHER	7,644.00 ACRES	.2%	.2%
SUBTOTAL	3,802,313.19 ACRES	87.9%	81.4%
TOTAL ⁴	4,327,565.33	100%	
TOTAL ⁵	4,670,427.04		99.9% ⁶

¹ Percentage of Unincorporated County

² Percentage of Total County

³ The Land Use Designations of the Cities are not included

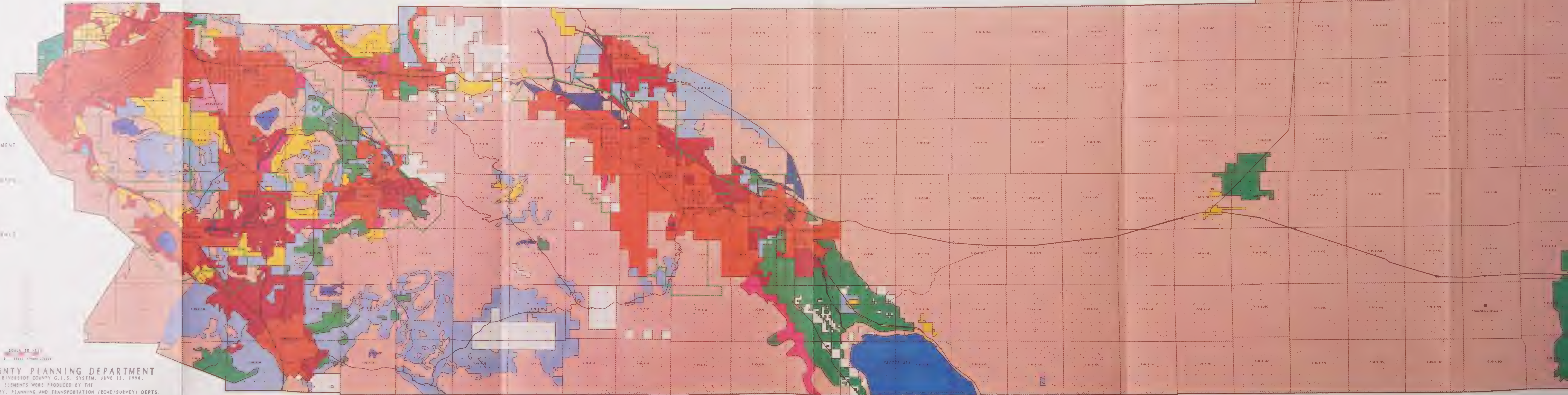
⁴ Total of Unincorporated County

⁵ Total of the entire County

⁶ Due to rounding off error

RIVERSIDE COUNTY GROWTH MANAGEMENT ELEMENT MAP (D R A F T)

- LAND**
- URBAN
 - RURAL COMMUNITY
 - RURAL
 - AGRICULTURE
 - OPEN SPACE
 - FUTURE CHOICE MANAGEMENT
- CITIES**
- WATER RESOURCES/FLUMINATIONS
 - LAKES
 - INDIAN RESERVATIONS
 - WATER SHED
 - POWERSHIP/FEEDBACK
 - UNDESIRABLE DEVELOPMENT
 - ROADWAY
 - AERIAL ROAD

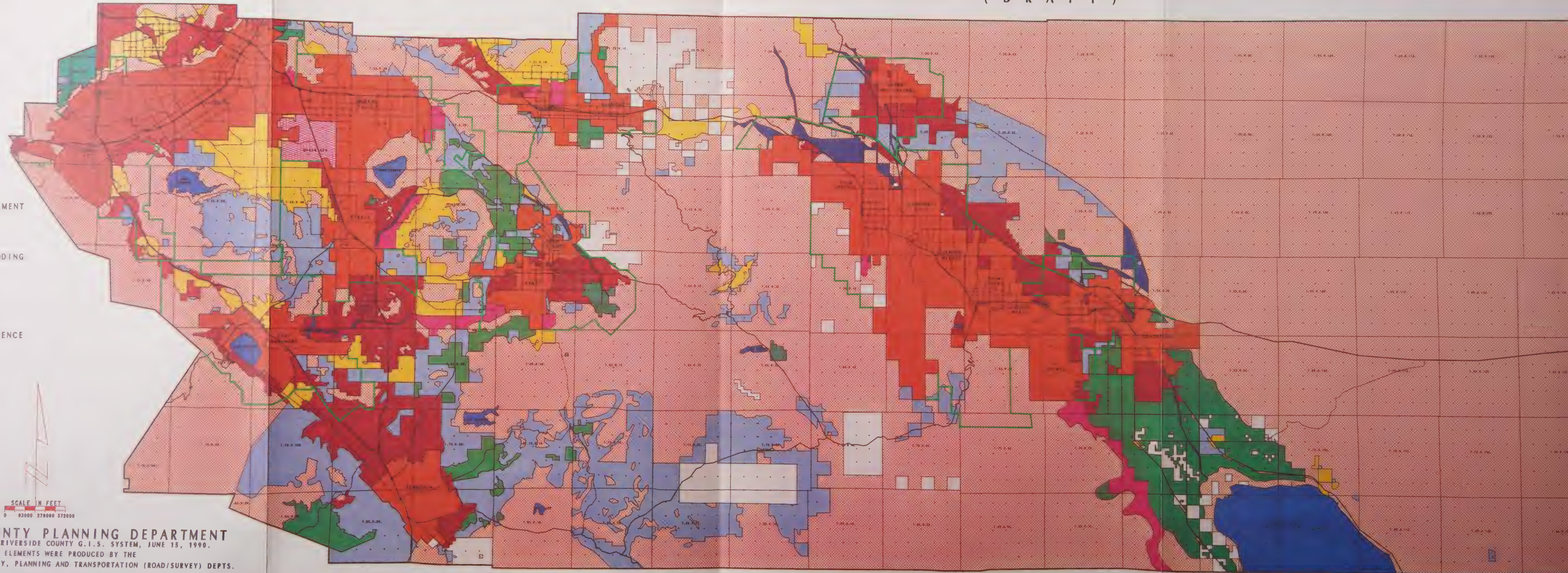


SCALE 1/4" = 1 MILE
1 83000 270000 370000

RIVERSIDE COUNTY PLANNING DEPARTMENT
JUNE 15, 1990
THE MAP ELEMENTS WERE PRODUCED BY THE
PLANNING AND TRANSPORTATION (ROAD/SURVEY) DEPTS.

RIVERSIDE COUNTY GROWTH MANAGEMENT ELEMENT MAP (D R A F T)

- LEGEND
- URBAN
 - RURAL COMMUNITY
 - RURAL
 - AGRICULTURE
 - OPEN SPACE
 - FUTURE CHOICE MANAGEMENT
 - CITIES
 - WATER RESOURCES/FLOODING
 - LAKES
 - INDIAN RESERVATIONS
 - MARCH AFB
 - CHUCKWALLA PRISON
 - CITY SPHERE OF INFLUENCE
 - HIGHWAYS
 - ARTERIAL ROADS



SCALE IN FEET
0 83000 279000 372000

RIVERSIDE COUNTY PLANNING DEPARTMENT
THIS MAP WAS MADE BY THE RIVERSIDE COUNTY G.I.S. SYSTEM, JUNE 15, 1990.
THE MAP ELEMENTS WERE PRODUCED BY THE
ASSESSOR'S, BUILDING AND SAFETY, PLANNING AND TRANSPORTATION (ROAD/SURVEY) DEPTS.

RIVERSIDE COUNTY
GROWTH MANAGEMENT ELEMENT MAP
(D R A F T)



C-10-R-100

C-10-R-110

C-10-R-120

C-10-R-130

U.C. BERKELEY LIBRARIES



C124878213

